

Grounds For Appeal for Planning Application 2016/2247/P, For a Single Storey Rear Extension at the Basement Flat, 11 Regents Park Road, London Borough of Camden, NW1 7TL

This project was created as a necessity for the occupiers at the Basement flat at 11 Regent's Park Road. Sam and Peter have been living at the property for many years, with Peter having been a resident for several decades. The proposal is for a modest rear extension which has been designed by architectural designers who were specifically awarded the project due to their sensitivity to the architecture and the wider implications of such an alteration. It was based on pre-planning advice, protects the main architectural aspects and follows the precedents of previous alterations made by neighbouring properties. This appeal is based on the contradictory nature of the planning decision which not only contravenes legal guidelines, precedents set by previous applications but the pre-planning advice sought in this application. The applicants believe the planning decision is not only unfair but has no legal nor historic precedent.

The building lies within the Primrose Hill conservation area but is not a listed building. The street elevations provide a positive contribution to the character and appearance of the area. The only notable feature of the rear elevation is the bay windows which has been fully retained in the proposal.

The proposal is a sensitive addition which aims not to distract from the original features. In consideration to DP24, the extension considers the character, setting, context and the form and scale of the neighbouring buildings through preservation. The extension is of the highest quality of finish and detail. It is respectful to the mass of the main building by being suitably modest and of the same appearance as the original architecture.

The extension enhances its established character and appearance at the base of the building by providing a quality extension in a showcase manner which enhance and preserve the period features, in compliance with DP25. Whilst it is appreciated that policy favours a mimicry of style, it is believed that the quality of this addition should outweigh any subjective bias as to what constitutes an appropriate architectural language.

Initially a pre-planning application was submitted (2015/7124/PRE), with the intention of getting a better understanding of what would be acceptable and setting a line of communication with the borough.

The comments received from the pre-planning application stated that the issues that would make the proposal unacceptable in its then form were: the bulk of the proposal, the architectural features of the property (the bay window) and the existing fenestration of the property. The proposal was then fully revised in order to comply with all the comments from the pre-planning application and the relevant policies: LDF, CS5, CS14, DP24, DP25 and DP26, and submitted to the council as a Planning Application.

**Grounds For Appeal for Planning Application 2016/2247/P, For a Single
Storey Rear Extension at the Basement Flat, 11 Regents Park Road, London
Borough of Camden, NW1 7TL**

The grounds for appeal on this application have been set out in detail below in response to the points made in the decision letter issued by the London Borough of Camden on the 24th of August 2016.

"The proposed extension, by virtue of its size, location and detailed design, would have a detrimental impact on the character and appearance of the host building and be out of character in a group of buildings that are largely unaltered at the rear, as such the proposal would be harmful to the character and appearance of the host building, group of buildings of which it forms a part, and the wider Primrose Hill Conservation Area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies."

The proposed extension is of a similar size to the extension of the immediate neighbour at no 13 (there are other extensions on the road, including No. 17 on the same side, no's 14, 54 etc). The proposal is of a sensitive nature to the existing architectural features, materials and proportion, being respectful of the character and appearance of the property. Evidently there has been significant change to the rear, as the extension at number 13 Regents Park Road shows.

**Grounds For Appeal for Planning Application 2016/2247/P, For a Single
Storey Rear Extension at the Basement Flat, 11 Regents Park Road, London
Borough of Camden, NW1 7TL**

Camden Council Core Strategy

CS14 - Promoting high quality places and conserving our heritage

a) "requiring development of the highest standard of design that respects local context and character"

The proposal is very sensitive to the local context and character. Great care is taken in matching the existing building lines and fenestration. In the planning application it was stated that all material would be selected to match the existing, notably the wooden sash windows panelled in the same configuration as the existing to match.

1.4.3 "As well as preserving this rich heritage, we should also be contributing to it by making sure that we create buildings of equally high quality that will be appreciated by future generations. The design of the places and buildings that make up our local environment affects us all and our quality of life. High quality design is visually interesting and attractive but it is not just about what things look like. Good design makes places that put people first, are welcoming, feel safe and are enjoyable and easy to use for everyone, whether they are living in, working in, or just passing through the borough."

The proposal is contributing to the future heritage of the borough by adding much higher quality inhabitable space to such a desirable residential site. The design in this case puts the inhabitants first by providing them with the space they so desperately need. The site is not visible from the street at all and the extension would also not be visible from the street. The neighbouring properties do not have visibility into the garden on either side. The only people directly affected by this application are Sam and Peter as the only people with visibility and access to the site.

1.4.4 "Development schemes should improve the quality of buildings, landscaping and the street environment and, through this, improve the experience of the borough for residents and visitors."

The proposal greatly improves the quality of the existing building. In the existing drawings it is clear that the space in the flat is very tight. The proposal for the extension is for a gain of 12.7m squared of floor space, but the overall gain in usable space is much larger, as seen in the proposed drawings.

Grounds For Appeal for Planning Application 2016/2247/P, For a Single Storey Rear Extension at the Basement Flat, 11 Regents Park Road, London Borough of Camden, NW1 7TL

**Camden Development Policies
DP24 - Securing High Quality Design**

a) *" character, setting, context and the form and scale of neighbouring buildings"*

The proposed extension is in keeping with the character of the existing buildings and extension. The extension is a modest single storey one, maintaining a well established neighbourhood pattern.

b) *"the character and proportions of the existing building, where alterations and extensions are proposed"*

The character of the existing building is preserved in the scale of the extension, but also in the sympathetic fenestration which matches the existing ones to create a continuous visual impact

c) *"the quality of materials to be used"*

The extension is proposed to match the existing building in materials in its entirety. The white render would match the existing, the traditional hardwood frame sash windows with matching panelling would match the existing ones, the cornice of the flat roof would match the existing cornices of the flat roof on the 2nd storey, creating a continuous visual journey along the facade.

24.5 *" Camden is a densely built-up borough where most development involves the replacement, extension or conversion of existing buildings. Design should respond creatively to its site and its context. This concerns both smaller-scale alterations and extensions and larger developments, the design and layout of which should take into account the pattern and size of blocks, open spaces, gardens and streets in the surrounding area (the 'urban grain')."*

As seen in the responses above, the extension takes into account and mirrors the character and patterns of the existing building.

**Grounds For Appeal for Planning Application 2016/2247/P, For a Single
Storey Rear Extension at the Basement Flat, 11 Regents Park Road, London
Borough of Camden, NW1 7TL**

DP25 - Conserving Camden's heritage

a) *"take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas"*

The Primrose Hill Conservation Area document was thoroughly consulted for this proposal. The building belongs to Sub Area One - Regent's Park South. The building belongs to the list of buildings that make a positive contribution to Sub Area One of the Conservation Area. The building is however not listed and this extension (one amongst several) would have no impact at all on the street view of the property, or any views from the side or rear. As it is a single storey extension, enclosed within a rear garden with high walls, it is only really visible from within the property itself. The extension is unobtrusive and does not block any potential views from the street or neighbouring properties. The scale of the extension is discrete and complimentary to the existing building itself, and to the immediately neighbouring extension at number 13 Regents Park Road.

On the basis of the points raised above we kindly ask you to review this application and the decision reached by the council.

Yours Sincerely,

Dalina Gashi
BSc(Hons), DipArch(Hons), MA(Hons)
Team Two Architectural Design
134 Rhodeswell Road
London
E14 7TL

This appeal was prepared and submitted at the request and with the instructions of the owners of the basement flat of 11 Regents Park Road - Ms Samantha Mayaveram and Mr Peter McHugh