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Our ref: 2015/7124/PRE
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Dear Dalina Gashi,

Town and Country Planning Act 1990 (as amended)
Re: 11 Regents Park Road, London NW3 5DB

Thank you for your pre-application enquiry received on the 21st December 2015, regarding the erection of a full width extension to the rear at ground floor level, following the demolition of the existing bay window.

This letter represents the Council's initial view of your proposals based on the information available to us at this stage. It should not be interpreted as formal confirmation that your application will be acceptable nor can it be held to prejudice formal determination of any planning application we receive from you on this proposal.

Overview of the Site and Proposal

The site forms part of a group of four storey semi-detached properties located to south of Regent's Park Road with a cohesive and uniformed character. Dominant features of these villa properties include shallow hipped roofs, strong parapet lines, chimney stacks, porches, timber sliding sash windows, bay windows to the ground and first floors, decorative railings to window cills, timber panelled front doors and steps to the entrance.

The site lies within sub-area 1 of the Primrose Hill Conservation Area, and the property is identified as making a positive contribution to the character and appearance of the conservation area.

Comments on the proposal

The overarching aim of Policies in respect of extensions to existing buildings is set out in our adopted Local Development Framework ("LDF"). The following policies are relevant: CS5 (Managing the impact of growth and development), CS14 (Promoting high quality places and conserving our heritage), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) and DP26 (Managing the impact of development on occupiers and neighbours).

The Council's adopted planning guidance provides further advice on the application of the Council's policies. Supplementary guidance documents CPG1 (Design) and CPG6 (Amenity) are relevant to the proposals. The Primrose Hill Conservation Area Statement is also particularly relevant for this pre-application enquiry.

Having reviewed the proposed plans and elevation document and taking the conservation area statement under consideration in the context of the host building, neighbouring properties and the wider conservation area, I consider the proposal for the single storey rear extension, following the demolition of the rear bay window to be unacceptable.

Rear Extension

The property forms a pair, like many others on the road, that features two storey rear bay additions. This is characteristic of the properties on the south side of Regent's Park Road. It is also noted that only a few of the properties, such as No.17, may have lost the original bay window feature to the rear elevation. Therefore, the rear extension, in isolation, is not supported as the proposed extension would compromise the architectural symmetry and uniformity of the group.

The proposed rear extension would be full-width and would project further than the existing building line, this is contrary to planning policy. Furthermore, the extension would be an overly large and bulky addition in terms of width and depth compared to the neighbouring extension. It would be deeper than the neighbouring extension and would compete with the neighbouring building rather than complement it, and would result in the loss of an original architectural feature. The proposed glazing also fails to relate to the fenestration of the host building. It is considered that the design, size and scale would be unsympathetic in context and would be out of character with the neighbouring property which would have a detrimental impact on the wider conservation area. The proposed extension would have a significantly harmful impact on the architectural composition of the host building; would harm the symmetry of the terrace; and would detract from the appearance of the conservation area. The development therefore fails to comply with design guidance and planning policies.

The local conservation area statement states that "the general presumption should therefore be in favour of retaining the special characteristics of the host building. and emphasized that new development should be seen as an opportunity to enhance the conservation area not detract from the areas historic/architectural character. Furthermore, all development should respect existing features such as building lines, architectural characteristics, detailing, profile, and materials of adjoining buildings and unfortunately, the proposal would be contrary to achieving these elements and as such would depart from the Councils LDF and the Primrose Hill Conservation Area statement which are significant material consideration when determining the planning application.

Amenity

Protecting the amenity of residents and visitors is also a key Council priority. Policies CS5 ('Managing the impact of growth and development') and DP26 ('Managing the impact of development on occupiers and neighbours') set out the Council's stance in this respect. Policy DP26 seeks to ensure that the amenities of neighbouring occupiers are not unduly impacted by development in terms of overlooking, loss of daylight/sunlight, poor outlook and enclosure.

It is unlikely that the proposed rear extension would have a detrimental impact in regards to loss of daylight/sunlight, privacy or impact with overlook or sense of enclosure due to the height of the proposed extension and fenestration design of the neighbouring property.

Consultation

You are strongly encouraged to engage with neighbouring occupiers and the CAAC at an early stage in the process, given the likely concerns residents will have with the comings and goings of construction / delivery vehicles as the excavation of basements construction is proposed. Although adjoining occupiers will be notified of any application by us, initial consultation in the form of notification and being available to answer queries may help offset any concerns neighbours have before any application is submitted.

Conclusion

It's considered that the proposed rear extension would fail to enhance the host building, group of buildings it forms a part of, or the wider conservation due to the size, bulk, location and detailed design of the rear addition. Furthermore the extension would have a detrimental impact and contribute to the loss of the architectural features of the host building due to the loss of the original bay window. As such, we would not be in a position to support your application if it was submitted.

How to submit your application

Please submit your application electronically via the national planning portal.

When submitting a planning application, the following information will be required:

- An appropriate fee of £172.00
- Site location plan @ 1:1250
- All existing elevations (including the front and the rear), floor plans and sections @ 1:100
- All proposed elevations (including the front and the rear), floor plans and sections @ 1:100

After you submit your application

It would be useful if you could let me know when you have submitted the application along with the planning portal reference number. I will then pick the application up as the case officer.

We are legally required to consult on the application with individuals who may be affected by the proposals. We will notify your neighbours by letter, put up a notice on or near the site and, advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received.

All consultation responses will be available to view on the Council's website using the planning application search page. It is likely that an application of this size would be determined through member's briefing.

I trust the above provides a useful summary; however should you have any queries about the advice contained in this letter please contact Obote Hope on **020 7974 2555**.

Please note that the information contained in this letter represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Management section or to the Council's formal decision.

It is important to us to find out what our customers think about the service we provide. To help, we would be very grateful if you could take a few moments to complete our [pre application enquiry survey](#). We will use the information you give us to monitor and improve our services.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Obote Hope
Planner
Planning Solutions Team