

# 2016/2456/P - 31 Primrose Gardens, NW3 4UL



## Site location plan



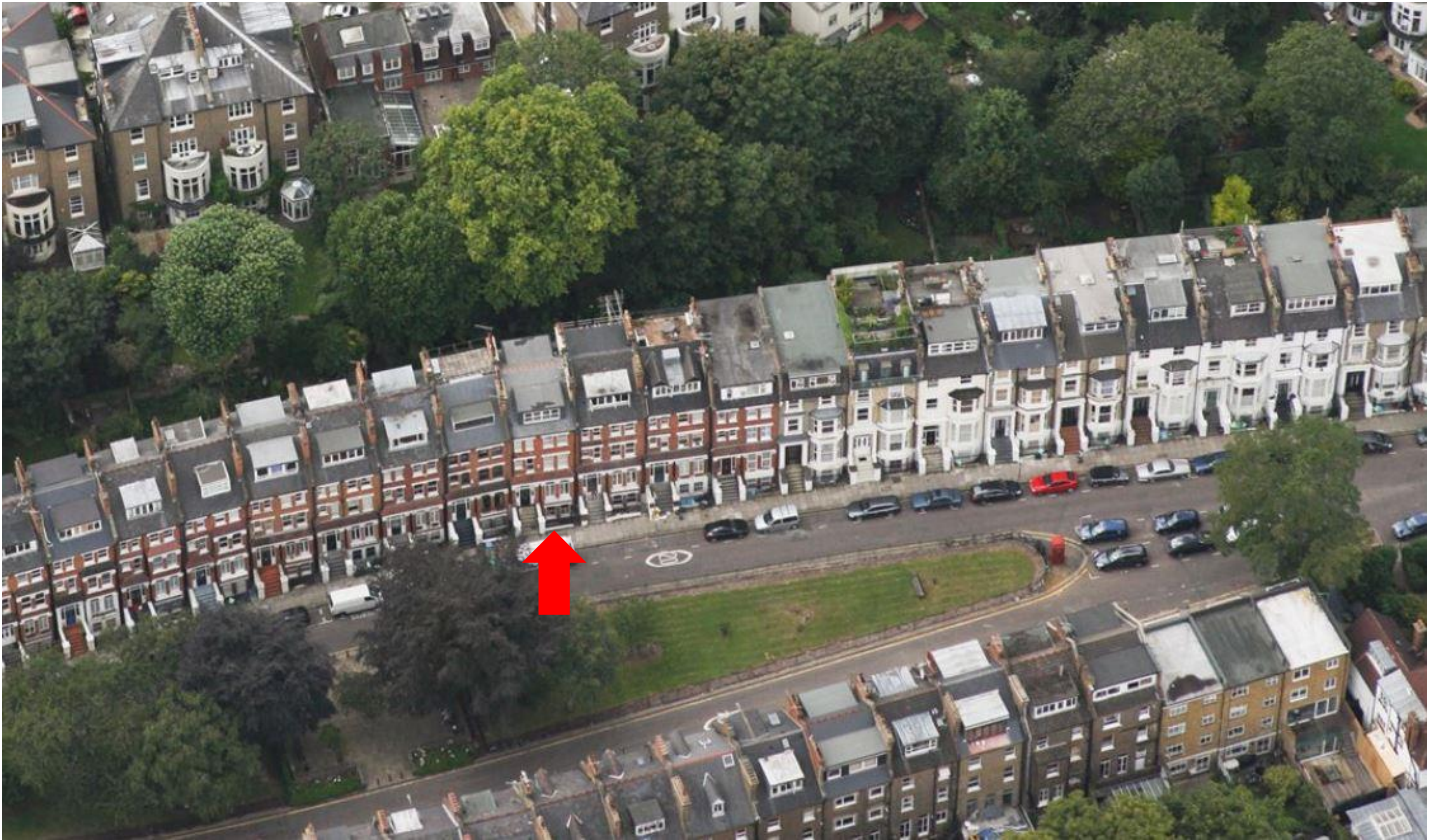
# 2016/2456/P - 31 Primrose Gardens, NW3 4UL



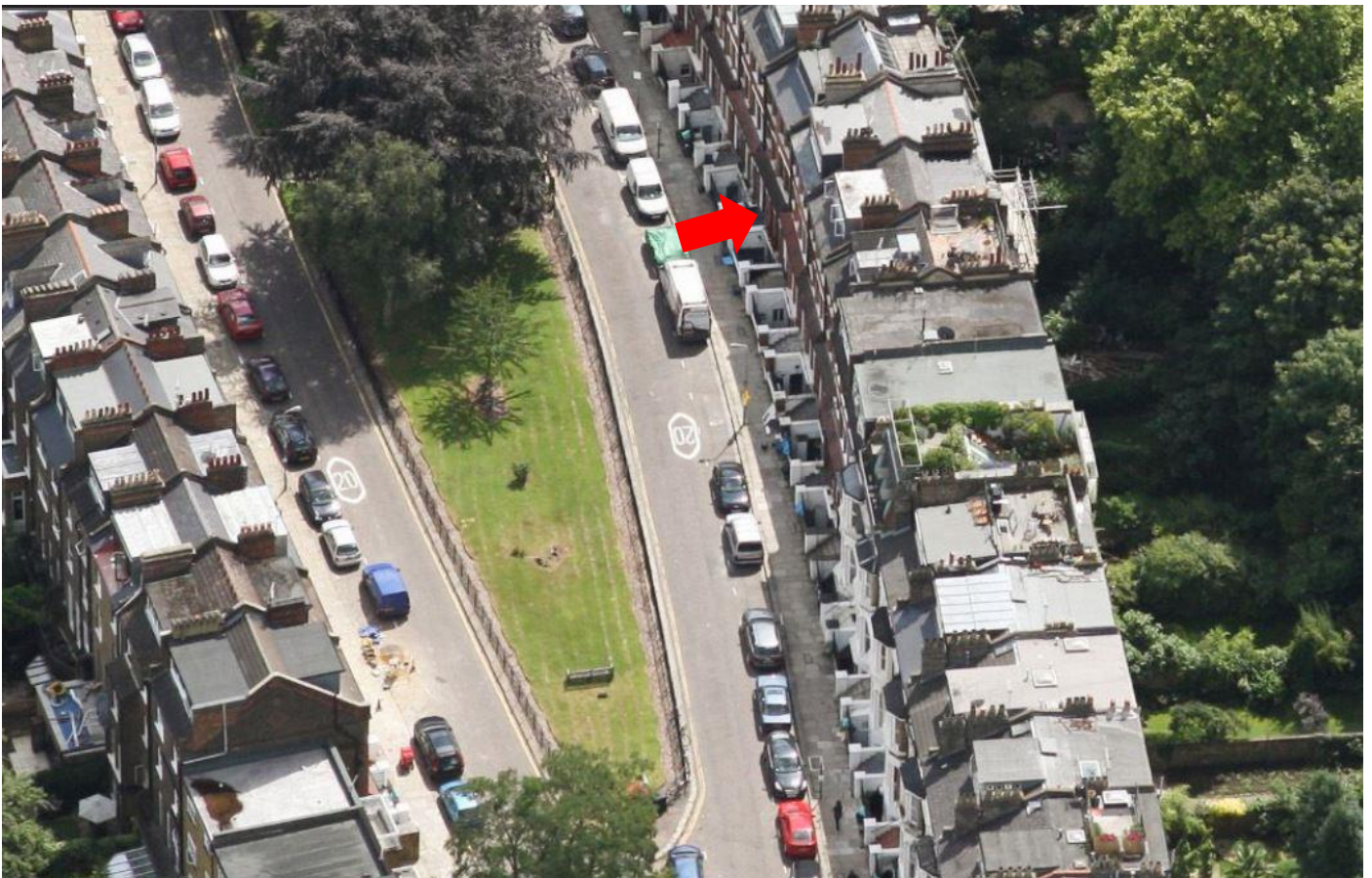
1. View from the rear of Primrose Gardens



2. Top view on the both sides of Primrose Gardens



3. Top front view



4. Top side view

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>24/06/2016</b>
<b>(Members Briefing)</b>		N/A	<b>Consultation Expiry Date:</b>	
<b>Officer</b>			<b>Application Number</b>	
Nora-Andreea.Constantinescu			2016/2456/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
31 Primrose Gardens London NW3 4UL			See decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal</b>				
Creation roof terrace to the rear, replacement of windows on west elevation and alterations to front dormer to top flat (Class C3).				
<b>Recommendation:</b>	Grant conditional planning permission			
<b>Application Type:</b>	Full Planning Permission			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>9</b>	No. of responses	<b>2</b>	No. of objections	<b>2</b>
<b>Summary of consultation responses:</b>	No responses have been received from the neighbouring properties.					
<b>Belsize Park CAAC</b>  <b>Belsize Park Residents Association</b>	<p>Belsize Park CAAC has objected in relation to the proposed development with reference to the objection raised at 13B Primrose Gardens 2014/3419/P. The objection made by 13B is as follows:</p> <ul style="list-style-type: none"> <li>• the proposed dormer extension on the full width is considered too large and dominant; and</li> <li>• the terrace should be set back from the roof edge by at least 1m.</li> </ul> <p>Belsize Park Residents Association (BRA) has objected in relation to the first proposed submission as follows:</p> <ul style="list-style-type: none"> <li>• the proposed mansard-type roof with full height dormers would replace the existing pitched roof with traditional dormers</li> <li>• the roof terrace would extend from the front to the rear without maintaining the existing eaves line</li> <li>• the proposal would not be appropriate and would adversely affect the roofscape of the street and harm the Conservation Area</li> </ul> <p><i>Officer response:</i></p> <p><i>Through negotiation with the applicant the proposal has been revised in order to address the concerns raised by the No. 13B, CAAC and BRA and also to be in line with the Council's policies and guidance and as set out in the proposal Assessment section below.</i></p> <p><i>In light of the previously revised scheme and of the numerous precedents along the street with similar type of development in existence, the Belsize Park CAAC has withdrawn their objection.</i></p> <p><i>There has been no response from the Residents Association in relation to the revised scheme and therefore the objection still stands.</i></p>					

## **Site Description**

The application site is located within the Belsize Park Conservation Area, on the western side of Primrose Gardens, and comprises a four storey late Victorian property with rooms in the attic.

The property has been extended with a roof extension following the grant of planning permission 2009/3668/P for front and rear dormers.

## **Relevant History**

**2009/3668/P** - Erection of a dormer window on the front and rear roof slopes in connection with renovation of residential maisonette (Class C3). – Granted 21/10/2009.

## **Relevant policies**

### **National Planning Policy Framework 2012**

National Planning Practice Guidance

### **London Plan 2016**

### **Camden LDF Core Strategy 2010**

CS5 -- Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

### **Camden Development Policies 2010**

DP24 -- Securing High Quality Design

DP25 – Conserving Camden's Heritage

DP26 -- Managing the impact of development on occupiers and neighbours

### **Camden Planning Guidance 2013/2015**

CPG1 Design

CPG6 Amenity

### **Belsize Conservation Area Statement**

## Assessment

### 1. Proposal

- 1.1 The application is for the creation of a roof terrace to the rear, replacement of windows on the western elevation and alterations to the front dormer to the top flat (Class C3).
- 1.2 Concerns have been raised in relation to the impact of the proposed development on the character and appearance of the conservation area, host dwelling and neighbouring amenities. Through negotiation with the applicant the proposed scheme has been significantly revised as follows:
- The first submission was in relation to the extension of both front and rear dormers up to the edge of the existing roof slope, removal of the ridge and creation of a roof terrace along the whole roof with glass panel railings. The whole proposal was considered too excessive and not in accordance with Camden Development Policies, CPG1 Design and Belsize Conservation Area Statement.
  - The first revision showed changes to the angles of the front slope following the lowered ridge height, extension of the front dormer from a depth of 2.6m up to 2.9m, with a 0.6m distance from the eaves of the front slope, an extension of the rear dormer up to the eaves of the existing slope and the creation of a roof terrace beyond the ridge towards the rear with glass panel railings. This revision was considered unacceptable for the same reasons above.
  - The second revision showed the ridge lowered in line with the top of the front dormer, however the dimensions of the front dormer are retained the same as existing, the rear dormer projecting in line with the existing rear elevation and the roof terrace on top of the dormer towards the rear with metal railings. The alterations to the ridge line as well the terrace on top of the dormer were not considered acceptable being contrary to Camden Development Policies and CPG1.
- 1.3 As such, the final proposed scheme refers to the insertion of a roof terrace to provide amenity space for the top flat and alterations to the front dormer with an increase in height of 100mm.

### 2. Considerations

- 2.1 The main planning considerations in the assessment of this application are:
- Design – the impact the proposal has on the character of the host dwelling as well as that of the wider Belsize Park Conservation Area; and
  - Amenity – the impact of the proposal on the amenity of the adjoining occupiers.

### 3. Design

- 3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy DP24 states that developments will be expected to consider the "*character, setting, context and the form and scale of neighbouring buildings*" and "*the character and proportions of the existing building, where alterations and extensions are propose*". CPG1 (Design), at paragraph 5.7 provides further clarity to this policy stating that "*roof alterations are likely to be acceptable if they are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form*".
- 3.2 Policy DP25 (Conserving Camden's Heritage) states that within conservation areas, the Council will only grant permission for development that "*preserves and enhances*" its established character and appearance. The roofs of the properties along Primrose Gardens have been greatly altered over time with examples of good design but also with unsympathetic extensions

but which now form the character of the area.

- 3.3 In order to respond to Camden's policies and guidance the proposed scheme has been significantly reduced. The proposed roof terrace is in line with the guidance reflected in CPG1, as it is set back with a distance of 1.5m from the eaves and 1.3m from the ridge height, with an internal parapet of 1.1m. It is therefore considered that the proposed design and appearance of the inset terrace in relation to the host dwelling and surrounding properties is acceptable.
- 3.4 The increase in height by 100mm of the front dormer is not considered to cause any significant harm to the host property, street scene and wider Conservation area. These modest alterations are therefore considered acceptable.

#### **4. Amenity**

- 4.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that any proposed development protects the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to the amenity and that any development should avoid harmful effects on the amenity of existing and future occupiers and to nearby properties. CPG6 seeks developments to be "*designed to protect the privacy of both new and existing dwellings to a reasonable degree*" and that the Council will "*aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers*".
- 4.2 The proposed roof terrace, due to its design, position and scale is not considered to cause any significant harm to the amenity of the neighbouring residents.
- 4.3 Similarly, the alterations to the front former are not considered to cause any significant harm to the neighbouring amenity.

#### **5. Recommendation**

- 5.1 Grant conditional planning permission.

#### ***Disclaimer***

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 6<sup>th</sup> of February 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***



Mr Filippo Adamo  
FiyPa Architectural design  
28A Redcliffe Square  
London  
SW10 9JY

Application Ref: **2016/2456/P**

Please ask for:

**Nora-Andreea.Constantinescu**

Telephone: 020 7974 **5758**

31 January 2017

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Granted**

Address:

**31 Primrose Gardens  
London  
NW3 4UL**

**DECISION**

Proposal: Creation roof terrace to the rear and alterations to front dormer to top flat (Class C3).

Drawing Nos: Site Location Plan; Block Plan; FYP-R-SC-L03-01000 Rev 02; FYP-R-SC-L03-01001 Rev 08; FYP-R-SC-LM-21000 Rev 08; FYP-R-SC-LM-22000 Rev 08; FYP-R-SC-LM-22001 Rev 07.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as

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possible, in colour and texture those of the existing building.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan; Block Plan; FYP-R-SC-L03-01000 Rev 02; FYP-R-SC-L03-01001 Rev 08; FYP-R-SC-LM-21000 Rev 08; FYP-R-SC-LM-22000 Rev 08; FYP-R-SC-LM-22001 Rev 07.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informatives:

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Executive Director Supporting Communities

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