

<b>PROJECT NO:</b> 1704 <b>DOCUMENT NO:</b> 900 <b>PROJECT NAME:</b> 164 REGENTS PARK ROAD	<b>Mark Waghorn Design</b> 19 New Road Llandeilo Carmarthenshire SA19 6DD  01558 822009	
<b>PLANNING STATEMENT</b>		

## 164 Regents Park Road – PLANNING STATEMENT

8<sup>TH</sup> MAY, 2017

The purpose of this document is to set out the justification for the proposal, referencing other recent similar successful applications in the vicinity and describing how the proposal addresses relevant Local Development Policies and the relevant supplementary planning guidance notes.

Our proposal seeks to return a property currently divided into three 38-41sqm one bedroom flats of poor design to one three bedroom flat over three floors. The proposed accommodation and works will be of a high standard to improve and upgrade the design of the unit, looking to create a more desirable layout that is more fitting to the traditional style of this kind of townhouse. The proposal also includes the addition of a 4<sup>th</sup> storey roof terrace that would provide valuable amenity space suitable for a residential unit of this size.

The Camden Council Duty Planner on the 13<sup>th</sup> of April 2017 advised that although the proposal resulted in the loss of units, if the proposal was of a high design quality and would improve the quality of the housing that there was potential for the application to be granted.

In 2008 an application was made for the change of use of a three floor three bedroom maisonette into a two bedroom maisonette on the second and third floors and a two bedroom live work unit on the first and second floors at no. 168 Regents Park Road (application no. 2008/1658/P). The decision notice states as a reason for the refusal "the proposed conversion would result in the loss of an existing three bedroom unit which the Council consider is suitable for occupation as a family unit, by reason of its size and proximity to Regents Park. The proposal would therefore be contrary to policy H8 (Mix of Units) of the London Borough of Camden Replacement Unitary Developments Plan 2008." Therefore, in this proposal, by returning the very small studio flat units currently in the building to one large dwelling our proposal would create another family unit near to Regents Park.

The neighbouring properties no. 152, 156, 158 and 160 have had permissions granted for the installation of a 4<sup>th</sup> floor roof terrace (application numbers 2016/5510/P, 2011/3052/P, 2014/6398/P and 2007/4158/P respectively).

Our proposal makes sure that the proposed frameless glass balustrades installed are set back from the front parapet so that they are not visible from street level and does not interfere with the roof line. The use of frameless glass would further reduce the impact on the elevation by being transparent and not casting a significant shadow. The proposed retracting rooflight access to the roof would sit below the rear parapet line. These measures would make sure not to affect the scale, character and proportions to the original building and will preserve the significant view of this side of Regents Park Road and as identified in the Primrose Hill Conservation Area Statement.

The Camden Planning Guidance CPD1 on design chapter 5.7 states that "additional storeys and roof alterations are likely to be **acceptable** where:

- Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;
- There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm."

We feel that the presence of several other roof terraces along the Regents Park Rd and that the existing roof has been previously altered to a flat roof that our proposal matches these criteria.

We hope that this document demonstrates how the proposal is sympathetic to the surrounding street scene and will improve the quality of the residential accommodation without having a detrimental effect on the neighbouring buildings. All aspects of which are essential to the preservation of this historic area.