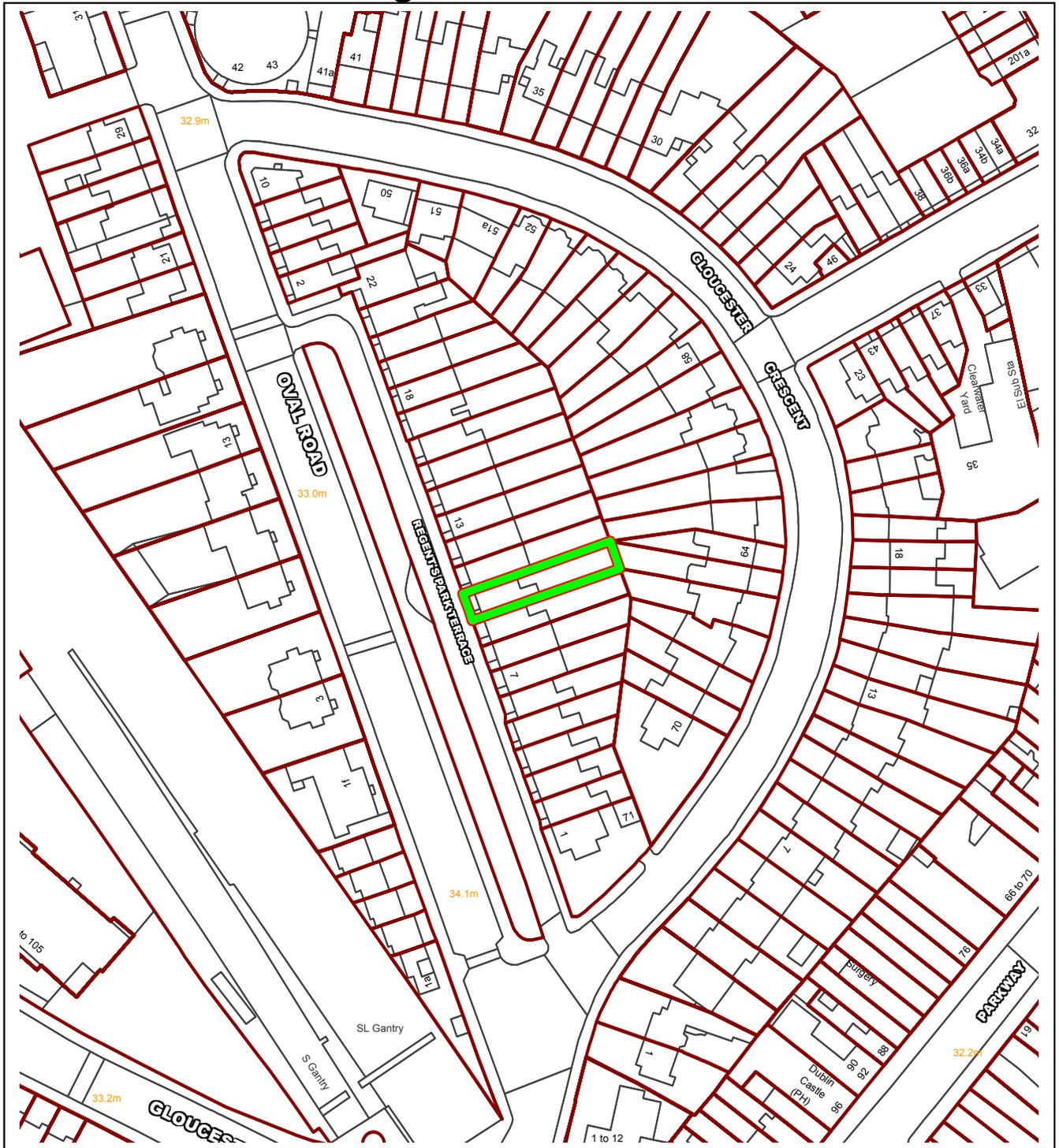


# 2017/0647/P & 2017/0939/L 10 Regents Park Terrace



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## Photos



Rear elevation as existing



View from within existing rear conservatory

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>01/05/2017</b>
<b>(Members' Briefing)</b>		N/A		<b>Consultation Expiry Date:</b>	<b>13/04/2017</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Kate Henry			1) 2017/0647/P 2) 2017/0939/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
10 Regent's Park Terrace London NW1 7EE			Please refer to draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
1) Replacement single storey infill extension to rear and alterations to rear fenestration. 2) Replacement single storey infill extension to rear, alterations to rear fenestration, and various internal alterations					
<b>Recommendation(s):</b>		1) Grant conditional planning permission 2) Grant conditional listed building consent			
<b>Application Type:</b>		1) Full Planning Permission 2) Listed building consent			

<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>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>	<p>For both applications, a site notice was displayed on 17/03/2017 (consultation expiry date 07/04/2017) and a notice was placed in the local press on 23/03/2017 (consultation expiry date 13/04/2017).</p> <p>No comments have been received.</p>					
<b>Primrose Hill CAAC</b>	<p>A comment has been received on behalf of a CAAC member, as follows:</p> <ul style="list-style-type: none"> <li>• Concerned that para 7.4 of the submitted Heritage Impact Assessment states that "<i>some elements of the proposals would cause some harm to important historic fabric and features of the building</i>"</li> <li>• The existing lower ground floor rear conservatory is preferable to the proposed replacement, which would be set further out on the line of the rear wall rather than being set back slightly and would incorporate taller doors and a backward sloping roof</li> <li>• Object to the encroachment of the lower ground floor reception room into the space currently occupied by the boiler room</li> <li>• Pleased to see that the replacement doors, windows, fireplace and mouldings will match the existing and would suggest that a condition is included to ensure that these are carried out appropriately</li> </ul> <p><b>Officer comment:</b></p> <p><i>Please see Section 3 of the Officer's Report below which addresses these points.</i></p>					

## Site Description

No. 10 Regents Park Terrace is a four storey (plus basement), mid-terrace residential dwelling on the eastern side of the road. The building is Grade II listed and the application site is within the Primrose Hill Conservation Area.

## Relevant History

**PE9800322R1** - Erection of ground floor conservatory to rear plus alterations to front basement porch – **Granted 03/08/1998**

**LE9800323R1** – (listed building consent) Erection of ground floor conservatory to rear plus alterations to front basement porch and installation of new window on ground floor rear elevation – **Granted 03/08/1998**

**L9602036** - (listed building consent) Relocation of partition wall between dining room and kitchen at ground floor level – **Granted 27/08/1996**

**9270185** – Restoration of double doors between principal ground floor rooms and alterations to a secondary internal ground floor door – **Granted 14/01/1993**

**9100396** – Erection of a conservatory at rear first floor level – **Granted 26/06/1991**

**9170077** – (listed building consent) Demolition of existing first floor rear conservatory and replacement by a new conservatory – **Granted 26/06/1991**

**9170224** - Erection of a rear first floor glazed balcony and replacement of existing timber staircase – **Granted 18/06/1992**

**9101320** - Erection of a first floor rear glazed balcony and replacement of existing timber staircase – **Granted 18/06/1992**

**HB1177** - The erection of a conservatory on the existing rear balcony at ground floor level – **Granted 26/02/1976**

**HB2550** - The retention of internal alterations and the enlargement of the rear second floor stair window - **Granted 03/07/1981**

## Relevant policies

**National Planning Policy Framework (2012)**

**London Plan 2015 consolidated with alterations**

**LDF Core Strategy and Development Policies 2010**

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

DP26 Managing the impact of development on occupiers and neighbours

## **Camden Planning Guidance**

CPG1 Design (2013)

CPG6 Amenity (2011)

## **Primrose Hill Conservation Area Statement (December 2000)**

### **Draft Camden Local Plan (2016)**

The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

The following policies are considered to be relevant:

A1 Managing the impact of development

D1 Design

D2 Heritage

## **Assessment**

### **1. The proposal**

1.1. This application seeks planning permission for the following works:

- Replacement single storey infill extension to rear;
- The upper ground floor door on the outrigger would be replaced with a window and the balcony and staircase to the garden would be removed;
- The concrete lintel above the existing opening would be replaced with a brick lintel to match existing;
- At lower ground floor level, a new window would be inserted on the rear elevation of the outrigger;
- A new window would be inserted on the side elevation of the outrigger at lower ground floor level, in the place of an existing door.

1.2. Listed building consent is also sought for the following works:

- Relocation of kitchen from upper ground floor level to lower ground floor level
- Installation of underfloor heating at lower ground floor level and restoration of original floor level
- Alterations to front vaults: creation of bathroom and changes in floor level
- Installation of bathroom at upper ground floor level in rear room
- Reinstatement of fireplace in front room at upper ground floor level

- Reinstatement of the historic arrangement of linking double doors between the front and rear rooms at first floor level, plus the introduction of a new panelled door between the landing and front room

## **2. Revisions**

2.1. The following revisions have been made and additional information provided during the course of the application:

- Replacement pier at lower ground floor level to demarcate position of original rear wall / corner of closet wing
- Alterations to double door arrangement at upper ground floor level
- Details of reinstated fireplace provided
- Details of underpinning and engineer's reports provided
- Internal elevations provided
- Section drawings of vaults provided

## **3. Heritage and design considerations**

3.1. The application site is located within the Primrose Hill Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Furthermore, the application building is Grade II listed and the Council has a statutory duty, under Section 66 of The Planning (Listed Buildings and Conservation Areas Act) 1990, to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

3.2. The replacement single storey infill extension to the rear is considered to be in keeping with the character and appearance of the host building. Although it would extend further into the garden than the existing (it would extend out by a further 1 metre), given that the rear elevation of the building is 5 storeys tall, the proposed conservatory would appear subordinate and by virtue of its lightweight design. It is considered that the original form of the building would remain discernible when viewed from the rear. This is especially the case because the proposed replacement conservatory would still be set back at least 1.4 metres from the out-most point of the outrigger.

3.3. Furthermore, the proposed conservatory would not be out of keeping with the surrounding pattern of development as there are other examples of similar structures in the row.

3.4. It is recognised that the proposed roof design differs to the existing (i.e. it slopes the other way); however, the proposed design is still considered to be appropriate, especially in the context of the wider terrace, where the majority of the glazed infill extensions are two storey and much more prominent features of the buildings to which they are attached. The proposed infill extension at No. 10 represents a lightweight and simple addition to the building that would respect the character and appearance of the original building.

3.5. The alterations to the fenestration at the rear are also considered to be acceptable. The upper ground floor door on the outrigger would be replaced with a window and the balcony and staircase to the garden would be removed. The concrete lintel above the existing opening

would be replaced with a brick lintel to match existing.

- 3.6. At lower ground floor level, a new window would be inserted on the rear elevation of the outrigger. Both new rear-facing windows would align with the openings on the upper levels, which is welcomed. A new window would also be inserted on the side elevation of the outrigger at lower ground floor level, in the place of an existing door. This new window is also considered to be in keeping with the rest of the host building.
- 3.7. Internally, the proposed changes are also considered to be acceptable as they are relatively sensitive in nature in relation to the heritage asset. The existing basement is already very open plan in character so the relocation of the kitchen would not have physical implications to the historic building. The plans have been amended to include a column to mark the beginning of the original closet wing / end of main building, which is welcomed.
- 3.8. The installation of underfloor heating at this level of the building is considered to be acceptable and the restoration of the original floor level is welcomed.
- 3.9. The proposed alterations to the front vaults, including the creation of a bathroom and changes in floor level, are also considered to be acceptable.
- 3.10. At upper ground floor level, the retention of the plan form of the two principal rooms is welcomed, despite the somewhat unconventional arrangement of a linked reception room and bathroom. The details of the proposed new fireplace are also considered to be acceptable.
- 3.11. At first floor, the reinstatement of the historic arrangement of linking double doors between the front and rear rooms, plus the introduction of a new panelled door between the landing and front room is welcomed.
- 3.12. Overall, it is considered that the proposed works would satisfactorily preserve the listed building and any features of special architectural or historic interest which it possesses and it is considered that the proposal would preserve and enhance the character and appearance of the Primrose Hill Conservation Area. The proposal is therefore considered to be acceptable in this regard.

#### **4. Impact on the visual and residential amenities of nearby and neighbouring properties**

- 4.1. The main properties that are likely to be affected by the proposal are the neighbouring properties, Nos. 9 and 11 Regent's Park Terrace. All other nearby residential properties (such as those on Gloucester Crescent to the rear) are considered to be sufficiently removed from the application site so as not to be unduly affected.
- 4.2. It is not considered that the proposed replacement conservatory would cause undue harm to the visual and residential amenities of the occupiers of the neighbouring properties. This is due to its single storey height and the fact it replaces an existing structure in roughly the same location.
- 4.3. The alterations to the doors and windows are unlikely to cause undue harm to neighbouring properties as no new openings are being created.
- 4.4. The removal of the upper ground floor level balcony and staircase to the garden would benefit neighbouring properties as this would remove the ability of occupiers to stand outside and look into neighbouring gardens from an elevated position.
- 4.5. Overall, the proposal is considered to be acceptable in this respect.

**Recommendation:**

- 1) Grant conditional planning permission.
- 2) Grant conditional listed building consent.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 12 June 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'.***

Dr Richard Mitzman  
Richard Mitzman Architects LLP  
Unit 1 Primrose Mews  
Sharpleshall Street  
London  
NW1 8YW

Application Ref: **2017/0647/P**  
Please ask for: **Kate Henry**  
Telephone: 020 7974 **2521**

5 June 2017

**DRAFT**

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**10 Regent's Park Terrace**  
**London**  
**NW1 7EE**

**DECISION**

Proposal:  
Replacement single storey infill extension to rear and alterations to rear fenestration.

Drawing Nos: 250-DWG-000-SP-P1; 250-DWG-000-LG-P1; 250-DWG-001-00-P1; 250-DWG-002-01-P1; 250-DWG-003-02-P1; 250-DWG-004-03-P1; 250-DWG-005-RP-P1; 250-DWG-010-AA-P1; 250-DWG-011-BB-P1; 250-DWG-012-CC-P1; 250-DWG-020-01-P1; 250-DWG-021-02-P1; 250-DWG-102-01-P1; 250-DWG-103-02-P1; 250-DWG-104-03-P1; 250-DWG-105-RP-P1; 250-DWG-110-AA-P1; 250-DWG-111-BB-P1; 250-DWG-112-CC-P1; 250-DWG-120-01-P1; 250-DWG-121-02-P1; 250-DWG-050-LG-T1; 250-DWG-051-00-T1; 250-DWG-052-01-T1; 250-DWG-053-02-T1; 250-DWG-054-03-T1; 250-DWG-055-RP-T1; 16004-11; 250-DWG-514-LG-P1; 250-DWG-513-LG-P1; 250-DWG-512-LG-P1; 250-DWG-511-LG-P1; 50-DWG-510-LG-P1; 250-DWG-304-LG-P1; 250-DWG-213-01-P1; 250-DWG-200-XX-P1; 250-DWG-113-DD-P1; 250-DWG-113-DD-01; 250-DWG-111-BB-02-P1; 250-DWG-111-BB-01-P1; 250-DWG-101-00-P3; 250-DWG-100-LG-P4; 250-DWG-300-LG-P1; Structural calculations - 16004-V1.01; Design & Access Statement (dated 1/02/2017); Statement of Heritage Significance (dated December 2016); Heritage Impact Assessment (dated January 2017).

Executive Director Supporting Communities



The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 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 The development hereby permitted shall be carried out in accordance with the following approved plans: 250-DWG-000-SP-P1; 250-DWG-000-LG-P1; 250-DWG-001-00-P1; 250-DWG-002-01-P1; 250-DWG-003-02-P1; 250-DWG-004-03-P1; 250-DWG-005-RP-P1; 250-DWG-010-AA-P1; 250-DWG-011-BB-P1; 250-DWG-012-CC-P1; 250-DWG-020-01-P1; 250-DWG-021-02-P1; 250-DWG-102-01-P1; 250-DWG-103-02-P1; 250-DWG-104-03-P1; 250-DWG-105-RP-P1; 250-DWG-110-AA-P1; 250-DWG-111-BB-P1; 250-DWG-112-CC-P1; 250-DWG-120-01-P1; 250-DWG-121-02-P1; 250-DWG-050-LG-T1; 250-DWG-051-00-T1; 250-DWG-052-01-T1; 250-DWG-053-02-T1; 250-DWG-054-03-T1; 250-DWG-055-RP-T1; 16004-11; 250-DWG-514-LG-P1; 250-DWG-513-LG-P1; 250-DWG-512-LG-P1; 250-DWG-511-LG-P1; 50-DWG-510-LG-P1; 250-DWG-304-LG-P1; 250-DWG-213-01-P1; 250-DWG-200-XX-P1; 250-DWG-113-DD-P1; 250-DWG-113-DD-01; 250-DWG-111-BB-02-P1; 250-DWG-111-BB-01-P1; 250-DWG-101-00-P3; 250-DWG-100-LG-P4; 250-DWG-300-LG-P1; Structural calculations - 16004-V1.01; Design & Access Statement (dated 1/02/2017); Statement of Heritage Significance (dated December 2016); Heritage Impact Assessment (dated January 2017).

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

Informative(s):

- 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 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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

Director of Regeneration and Planning

Richard Mitzman Architects LLP  
Unit 1 Primrose Mews  
Sharpleshall Street  
London  
NW1 8YW

Application Ref: **2017/0939/L**  
Please ask for: **Kate Henry**  
Telephone: 020 7974 **2521**

5 June 2017

**DRAFT**

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**10 Regent's Park Terrace**  
**London**  
**NW1 7EE**

**DECISION**

Proposal:

Replacement single storey infill extension to rear, alterations to rear fenestration, and various internal alterations.

Drawing Nos: 250-DWG-000-SP-P1; 250-DWG-000-LG-P1; 250-DWG-001-00-P1; 250-DWG-002-01-P1; 250-DWG-003-02-P1; 250-DWG-004-03-P1; 250-DWG-005-RP-P1; 250-DWG-010-AA-P1; 250-DWG-011-BB-P1; 250-DWG-012-CC-P1; 250-DWG-020-01-P1; 250-DWG-021-02-P1; 250-DWG-102-01-P1; 250-DWG-103-02-P1; 250-DWG-104-03-P1; 250-DWG-105-RP-P1; 250-DWG-110-AA-P1; 250-DWG-111-BB-P1; 250-DWG-112-CC-P1; 250-DWG-120-01-P1; 250-DWG-121-02-P1; 250-DWG-050-LG-T1; 250-DWG-051-00-T1; 250-DWG-052-01-T1; 250-DWG-053-02-T1; 250-DWG-054-03-T1; 250-DWG-055-RP-T1; 16004-11; 250-DWG-514-LG-P1; 250-DWG-513-LG-P1; 250-DWG-512-LG-P1; 250-DWG-511-LG-P1; 50-DWG-510-LG-P1; 250-DWG-304-LG-P1; 250-DWG-213-01-P1; 250-DWG-200-XX-P1; 250-DWG-113-DD-P1; 250-DWG-113-DD-01; 250-DWG-111-BB-02-P1; 250-DWG-111-BB-01-P1; 250-DWG-101-00-P3; 250-DWG-100-LG-P4; 250-DWG-300-LG-P1; Structural calculations - 16004-V1.01; Design & Access Statement (dated 1/02/2017); Statement of Heritage Significance (dated December 2016); Heritage Impact Assessment (dated January 2017).

Executive Director Supporting Communities



The Council has considered your application and decided to grant subject to the following condition(s):

Conditions and Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 250-DWG-000-SP-P1; 250-DWG-000-LG-P1; 250-DWG-001-00-P1; 250-DWG-002-01-P1; 250-DWG-003-02-P1; 250-DWG-004-03-P1; 250-DWG-005-RP-P1; 250-DWG-010-AA-P1; 250-DWG-011-BB-P1; 250-DWG-012-CC-P1; 250-DWG-020-01-P1; 250-DWG-021-02-P1; 250-DWG-102-01-P1; 250-DWG-103-02-P1; 250-DWG-104-03-P1; 250-DWG-105-RP-P1; 250-DWG-110-AA-P1; 250-DWG-111-BB-P1; 250-DWG-112-CC-P1; 250-DWG-120-01-P1; 250-DWG-121-02-P1; 250-DWG-050-LG-T1; 250-DWG-051-00-T1; 250-DWG-052-01-T1; 250-DWG-053-02-T1; 250-DWG-054-03-T1; 250-DWG-055-RP-T1; 16004-11; 250-DWG-514-LG-P1; 250-DWG-513-LG-P1; 250-DWG-512-LG-P1; 250-DWG-511-LG-P1; 50-DWG-510-LG-P1; 250-DWG-304-LG-P1; 250-DWG-213-01-P1; 250-DWG-200-XX-P1; 250-DWG-113-DD-P1; 250-DWG-113-DD-01; 250-DWG-111-BB-02-P1; 250-DWG-111-BB-01-P1; 250-DWG-101-00-P3; 250-DWG-100-LG-P4; 250-DWG-300-LG-P1; Structural calculations - 16004-V1.01; Design & Access Statement (dated 1/02/2017); Statement of Heritage Significance (dated December 2016); Heritage Impact Assessment (dated January 2017).

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

- 3 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies and policy D2 of the Camden Local Plan Submission Draft 2016.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

- 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 Noise and Licensing Enforcement Team, 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 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

You can find advice about your rights of appeal at:

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

Yours faithfully

Director of Regeneration and Planning

**DECISION**