

# PLANNING AND CONSERVATION AREA REPORT

29<sup>th</sup> August, 2017



9 REGAL LANE, LONDON NW1 7TH

## INTRODUCTION

This report accompanies a Full Planning and Conservation application in respect of proposed works to 9 Regal Lane, London NW1 7TH. It is submitted on behalf of the freeholder.

The property already has planning permission for a roof extension and alternations. This application applies for changes to the previous application. Changes mainly include revised locations of rooflights and windows.

It is submitted in accordance with the requirements of Government planning advice as set out in Planning Policy Statement 1, Delivering Sustainable Development and legislation under section 42 of the Planning and Compulsory Purchase Act 2004 of which substitutes a new section 62 of the Town and Country Planning Act 1990.

## PURPOSE OF REPORT

The purpose of this report is to explain the proposal and the approach to the design, in the context of planning policies and the statutory protection afforded to the building and its setting within a conservation area. The aim of the proposed changes is to improve the aesthetics, building quality and insulation, spatial design and daylight for the current living accommodation of 9 Regal Lane, London NW1 7TH.

The aim of the report is to:

- identify important architectural features that are affected with the proposal,
- identify how the proposal relates to the local context,
- give a description of the proposals architecture and context.

It also considers wider planning policies relevant to the proposals and the implications of these for the development.

## DRAWINGS

The full planning application submission comprises this report along with the following drawings and visuals prepared by Peter Morris Architects:

- 001 Site location plan
- 002A Existing + proposed ground floor plan, scale 1:100
- 003A Existing + proposed first floor plan, scale 1:100
- 004A Existing + proposed second floor plan, scale 1:100
- 010A Existing + proposed front elevation, scale 1:100
- 011A Existing + proposed rear elevation, scale 1:100

## USE

The site is entirely in a residential area and no change of use is proposed. The existing garage has received planning permission (ref: 2015/1375/P) to change it into residential use.

## AMOUNT AND SCALE

The size and the scale of the proposed extension has already received planning permission (ref: 2015/1375/P), there is no other changes to this application.

## LAYOUT

The layout of the new top floor has already received planning permission (ref: 2015/1375/P), there is no other changes to this application.

## LANDSCAPING

No landscaping is involved in this proposal.

## APPEARANCE

The design of the extension, has been designed with minimal implications for the existing building and surrounding area and has already received planning permission (ref: 2015/1375/P), there is no other changes to this application, except for the rooflights and windows.

For the Front Elevation we have added one more of rooflights, on the steep pitch of the mansard roof, aligned with the proposed and existing rooflights and window below. We have also brought back one window large new window that spans the first and second floor, from a previous application that was approved (ref:2013/0769/P).

For the Rear Elevation we have added one rooflight, on the shallow pitch of the mansard roof, which then aligns with the existing window below and rooflights to the side. To create more daylight at the rear of the ground floor, we have added three new double glazed horizontal slot windows. These will not be visible from the street as they are obscured by the existing garages.

Our proposed changes retain the character and scale of the existing building and the previous application for Regal Lane.

## CONSERVATION

The proposal will retain the character and scale of Regal Lane and the previous approved application (ref: 2015/1375/P and 2013/0769/P).

Regal Lane is situated within sub area one – 'Regents Park Road South' – of the primrose Hill Conservation Area. The Conservation Area statement points out under the heading 'Mews' the wide range of Architectural styles, as they are indeed present in Regal Lane. It also identifies strong parapet lines as a feature of the mews buildings in this area. We have therefore ensured to change the Parapet as little as possible.

The proposed alteration will produce a building of equally positive character to the existing context and will retain the modest domestic scale.