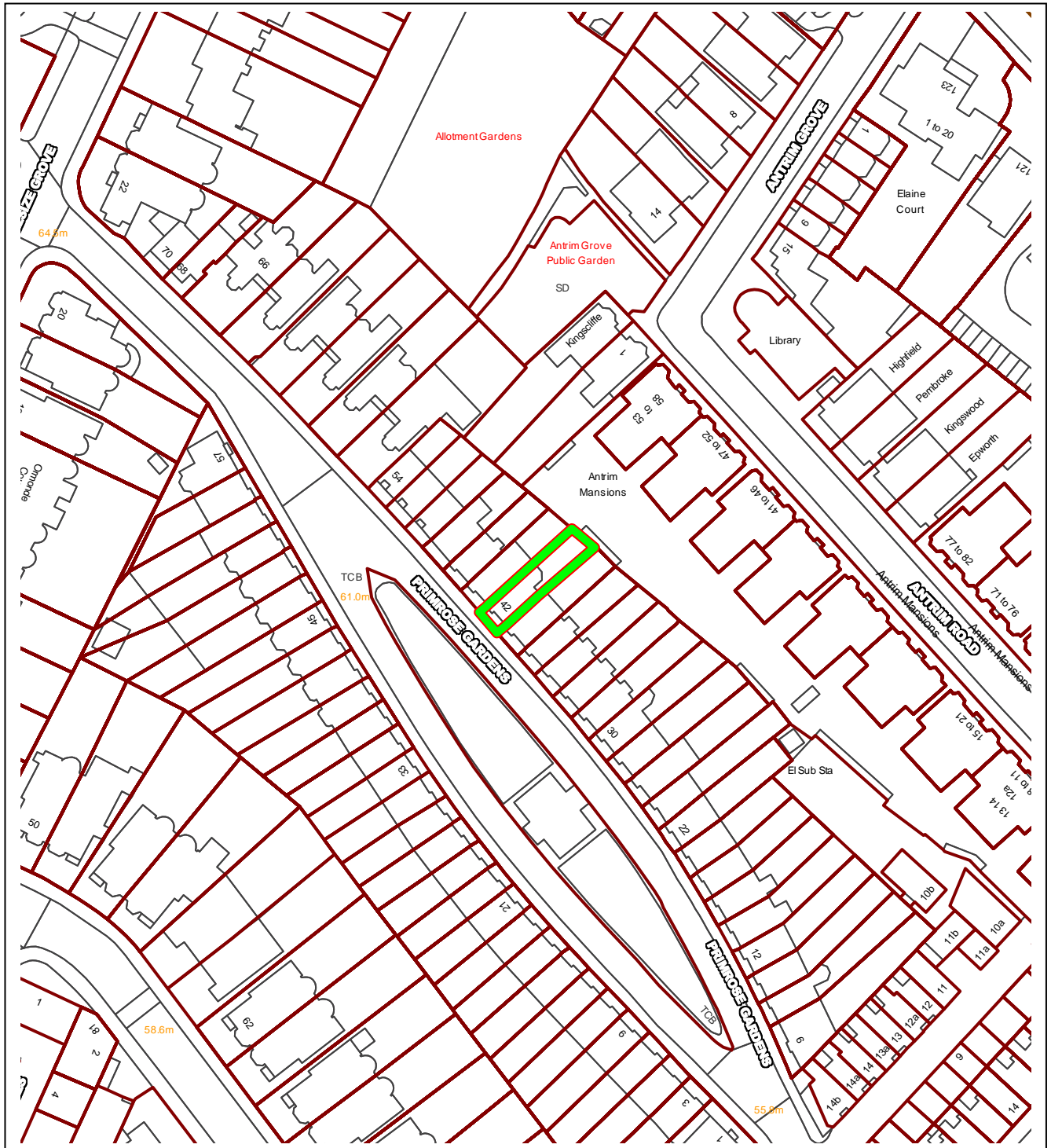


Flat 1, 42 Primrose Gardens, NW3 4TP - 2017/5540/P



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**2017/5540/P - Flat 1, 42 Primrose Gardens, NW3 4TP
Photographs**



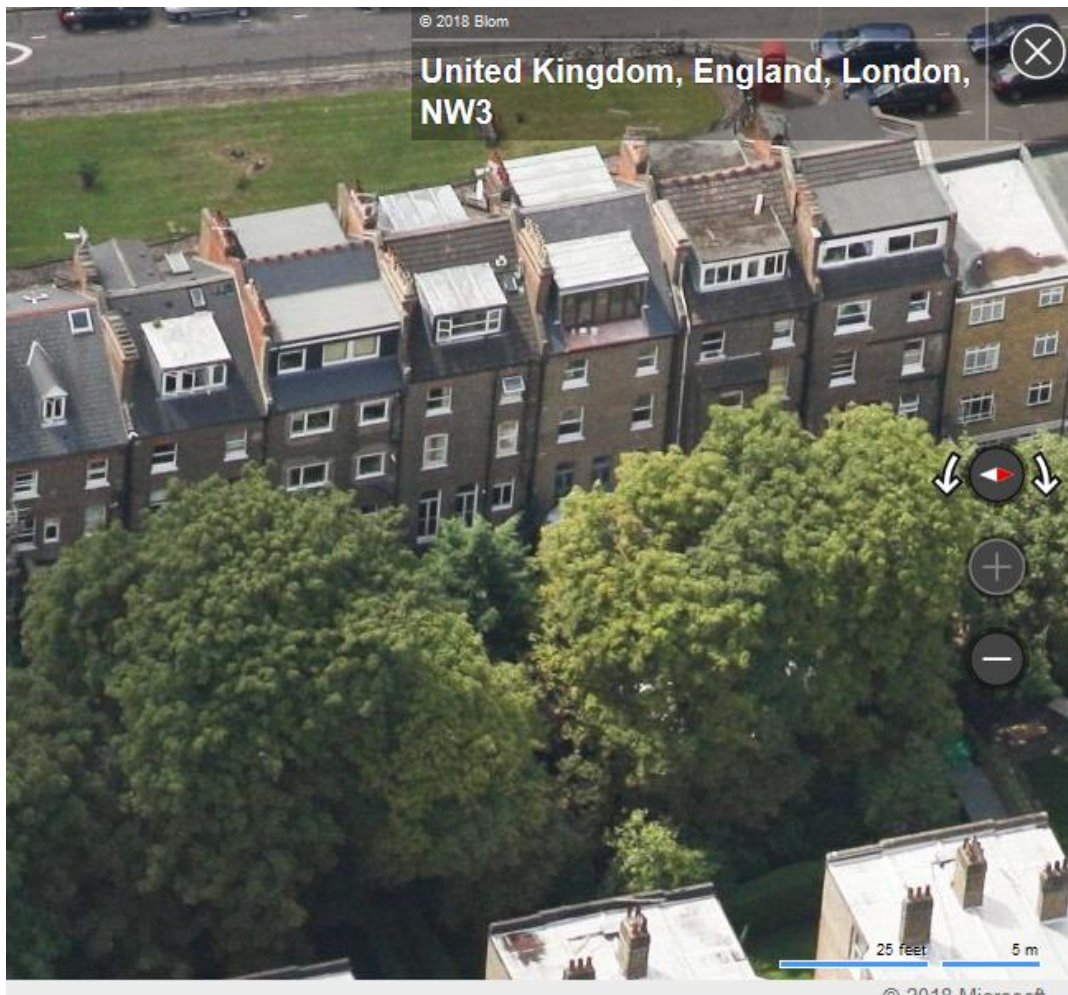
Front elevation



South end of terrace (rear)



Middle of terrace (rear)



North end of terrace (No. 42 fourth from left)



Rear elevation with existing conservatory, terrace and garden access



Rear elevation showing adjoining single storey rear extension at no. 44



Three-storey bay at no. 46

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		23/01/2018	
		N/A / attached		Consultation Expiry Date:		15/02/2018	
Officer				Application Number(s)			
Emily Whittredge				2017/5540/P			
Application Address				Drawing Numbers			
Flat 1, 42 Primrose Gardens London NW3 4TP				Refer to Draft Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Part single, part two storey rear extension at lower and upper ground floors with garden access.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
			No. Electronic	00			
Summary of consultation responses:	Site notice displayed from 24/01/2018 to 14/02/2018 Press notice displayed from 25/01/2018 to 15/02/2018 No comments were received as a result of public consultation.						
CAAC/Local groups comments:	Belsize Residents Association objected on the basis of: <ul style="list-style-type: none"> The proposal lacks justification in the form of relevant planning history Lacks rights of light study in respect of the raised ground floor extension Belsize Conservation Area Advisory Committee objected on the grounds of: <ul style="list-style-type: none"> Upper ground floor bay window (with two windows and Juliet balconies and railings) projecting beyond the line of the existing facade. <i>Officers' response: see Design and heritage section below.</i>						

Site Description

The application relates to the lower flat of a mid-terrace, five-storey property on the northeast side of Primrose Gardens within Sub Area Five of the Belsize Conservation Area. The flat occupies the lower and upper ground floors of the building, and has been previously extended by a conservatory and a full-width timber terrace. The buildings in Primrose Gardens are identified as making a positive contribution to the conservation area.

The terrace is largely uniform in its design at both the front and rear, with minor variations, and many have also been altered and extended. The rear gardens of the terrace contain a number of mature trees, creating a secluded character.

Relevant History

PW9702487R2 - Erection of rear conservatory to existing garden flat - **Granted 01/12/1997**

9301235 - Retention of wooden balcony at rear upper ground floor level together with steps down to the garden level. - **Granted 02/12/1993**

Relevant policies

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Camden Planning Guidance:

CPG1 (Design) 2015

CPG6 (Amenity) 2011

London Plan 2016

National Planning Policy Framework 2012

Belsize Conservation Area Statement 2002

1. Proposal

- 1.1. The application seeks to replace the existing full-width rear terrace and lower ground floor conservatory with a single storey extension, and erect a shallow bay extension at the upper ground floor level. The bay would be of the same depth, height, and style as others within the terrace. The development includes a small platform with stone-clad steps linking the upper ground floor to the garden, replacing the existing timber terrace and steps.
- 1.2. The proposed single storey extension would measure the full width of the building, with the main structure 5.1m wide, and access steps completing the width. The structure would be 3.2m high to the top of the parapet and 3.1m deep. The proposed bay would measure 1.2m deep, 6.8m tall and 3.6m wide.
- 1.3. The construction would be of traditional materials to match those on the existing building, and would replicate the scale and detailing of the fenestration.

2. Assessment

2.1. The main issues to be considered are:

- Design and heritage
- Impact on the amenity of adjoining occupiers
- Impact on trees

Design and heritage

- 2.2. The terrace contains 22 properties, which are consistent in terms of their design and architectural detailing. The terrace features houses of two slightly different typologies, bearing a clear repetition of a limited number of architectural variations. Variations include the appearance of either a two storey or single storey front bay (on thirteen and nine of the buildings in the terrace, respectively).
- 2.3. At the rear, all but four of the buildings feature shallow two-storey bays across two of the three rear windows, the majority two storeys high. It is not evident why the application property and its two neighbours were designed without a rear bay extension, but the existing bays are largely, if not all, original to the rear elevations.
- 2.4. The application seeks to erect an upper ground floor extension 1.2m deep that would match the historic bays in terms of their height, width and depth. The proposal includes a parapet with a flat roof, which matches the detailing of the bay at no. 38. Most of the bays further along the terrace have monopitch roofs, but in this instance a roof form matching the nearest comparable extension is considered to be acceptable, and would not be harmful in terms of the appearance or character of the terrace.
- 2.5. The glazed doors of the bay would match the locations, sizes and design of the doors on the original rear wall, and would be white timber framed to match the original material. The doors would form Juliet balconies with black metal railings on the outside. The single remaining window adjoining the bay would be replaced with French doors to match those in the bay, retaining the original width and brick header detail. These alterations would be sympathetic to the historic character and appearance of the terrace and are not considered to harm the appearance of the rear elevation.
- 2.6. The absence of bays on the upper ground floor levels of nos. 40, 42 and 44 is not considered to be significant in terms of the specific character of the terrace and its architectural typologies. The addition of a bay with appropriate details would unify the rear elevation of the terrace, and would not result in harm to its character or appearance. For these reasons, the principle of extension is considered to be acceptable.
- 2.7. The proposed single storey extension would be similar to the adjacent example at no. 44. Its roof would measure 2.9m above garden level, or 200mm higher than the floor of the existing timber terrace. The single storey extension would measure 3.1m from the original rear wall, which would align with the depth of the extension at no. 44, and would be materially the same height.
- 2.8. Although the extension would be full width and slightly deeper than the existing terrace, it would remain visually subservient to the building by virtue of its location at the lower ground floor level, and its limited depth. The replication of architectural details and use of materials to match the existing would ensure that the extension would be sympathetic to the host building, and would preserve the special character of this part of the conservation area.

Impact on the amenity of adjoining occupiers

- 2.9. The proposed raised platform at upper ground floor level with steps to the garden would have an area of less than 2 square metres, only providing space for a landing. The restricted area would not be large enough to be used as a terrace for sitting out, and would be significantly smaller than the terrace that it replaced. A condition is proposed to be added to the decision notice preventing use of the extension roof as an amenity space.
- 2.10. The access steps would begin from a distance of less than 1m from the rear wall and as such would not allow overlooking of the adjoining garden. The brick privacy screens to both party walls would be retained, screening views to the immediately adjacent windows and terraces. The development would provide less opportunity for overlooking than the existing arrangement.
- 2.11. The single storey extension would measure 3.1m deep and 2.9m high, plus a 300mm parapet, giving an overall height of 3.2m above garden level. The gardens in the terrace face northeast, with the proposed extension located north of the adjoining property no. 40, which has a raised terrace 1m deep at upper ground floor level.
- 2.12. By virtue of the limited height and depth of the structure, the existing terrace at no. 40 and the orientation of the gardens, the proposed single storey extension would not cause a significant loss of daylight or sunlight to the lower ground floor windows or to the garden. The proposed extension would not appear overbearing to no. 40 as evidenced by the impact of no. 44's single storey extension on the application property, which is not considered to be harmful to amenity.
- 2.13. The proposed bay at upper ground floor level would extend a total of 1.2m from the rear wall, which is sufficiently shallow as to not have any adverse impact on the adjoining windows of no. 40 in terms of light or outlook. The two French doors would be enclosed by railings and would not allow overlooking.
- 2.14. For the reasons outlined above, the development is considered to have an acceptable impact on the residential amenity of the occupiers of both nos. 40 and 44.

Impact on trees

- 2.15. A tree survey and tree protection plan has been submitted with the application in respect of the mature trees within the rear gardens. The Arboricultural Impact Assessment and tree protection details indicate that no trees will be removed from the site, that the proposals will not impact on the trees and that the trees will be adequately protected during the implementation of any approval. Conditions in respect of tree protection are not considered necessary in this instance.

3. Recommendation

- 3.1. Grant planning permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 26th February 2018, 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 and search for 'Members Briefing'.

Mr Simon Baker
Nash Baker Architects
167-169 Kensington High Street
London
W8 6SH

Application Ref: **2017/5540/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

20 February 2018

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat 1
42 Primrose Gardens
London
NW3 4TP

DECISION

Proposal:
Part single, part two storey rear extension at lower and upper ground floors with garden access.

Drawing Nos: 050, 101, 102, 103, 301, 302, 303, Design and Access Statement, Arboricultural Impact Assessment (OS 1511-17-Doc1), Tree Protection Plan OS 1511-17.1.

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).

Executive Director Supporting Communities



- 2 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 050, 101, 102, 103, 301, 302, 303, Arboricultural Impact Assessment (OS 1511-17-Doc1), Tree Protection Plan (OS 1511-17.1).

Reason:

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

- 4 The roof of the single storey extension hereby approved shall not be used as a terrace or amenity space of any kind, and shall not be used other than for essential maintenance or repair, or escape in case of emergency.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

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

DRAFT

DECISION