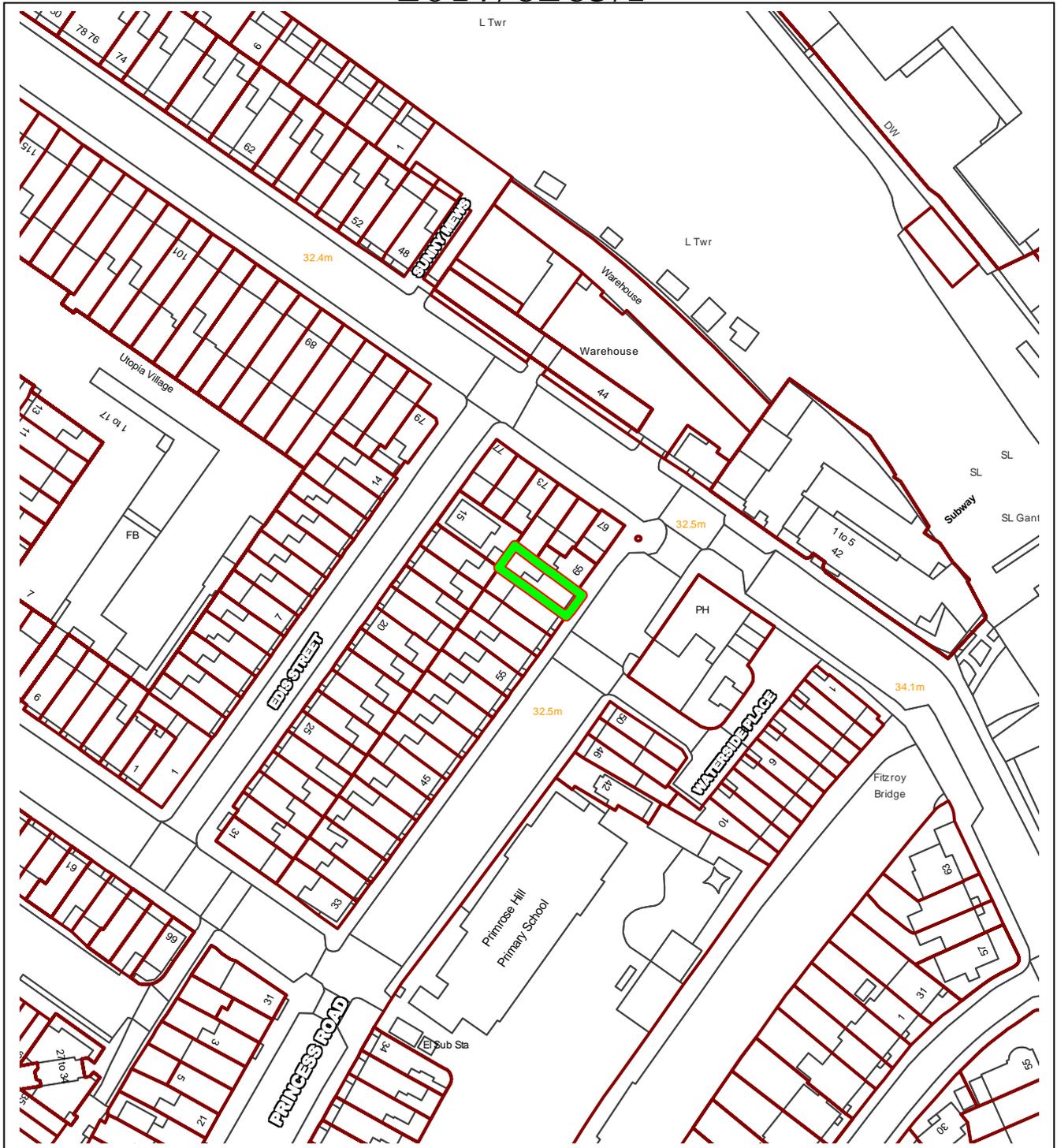


63 Princess Road, NW1 8JS

2017/6265/P

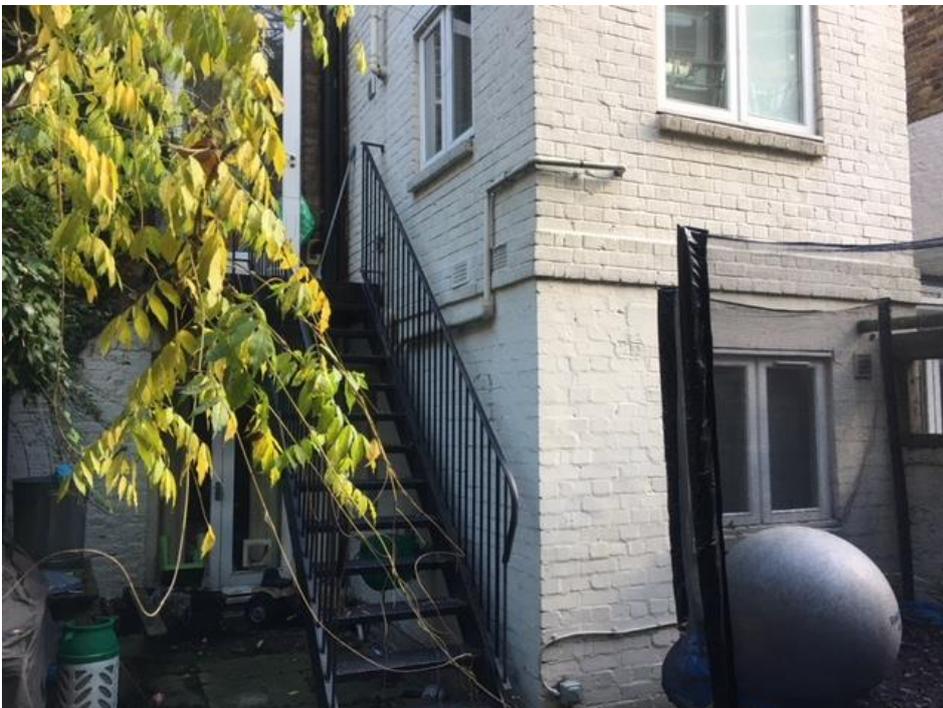


This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

63 Princess Road



1. Front elevation



2. Existing rear closet wing and staircase



3. Rear view of neighbouring roof line



4. Front lightwell



5. Aerial view showing rear closet wing

Delegated Report		Analysis sheet		Expiry Date:		11/01/2018	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		21/12/2017	
Officer				Application Number(s)			
Thomas Sild				2017/6265/P			
Application Address				Drawing Numbers			
63 Princess Road LONDON NW1 8JS				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a mansard roof extension at third floor level with reinstatement of the rear butterfly parapet; extension and alterations to lower ground floor within the front lightwell; single storey rear extension at lower ground level; alteration of two rear facing windows to the rear closet wing extension; replacement of external rear staircase and metal railings of the rear roof terrace with glass balustrading; replacement of balustrade on roof terrace above closet wing extension with glass balustrading; application of render to the existing rear closet wing extension; and replacement of 1 st and 2 nd floor rear windows.							
Recommendation(s):		Grant conditional planning permission					
Application Types:		Householder Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	01	No. of objections	01
Summary of consultation responses:	<p>Site Notices x 2 from 24/11/2017 – 15/12/2017</p> <p>Press Advert from 30/11/2017 – 21/12/2017</p> <p><u>57 Princess Road objects</u></p> <ul style="list-style-type: none"> No levels or dimensions given Significantly taller than neighbouring mansard extensions Windows to the front are over 2m <p>Officer response:</p> <ul style="list-style-type: none"> <i>The plans provided show both the scale and scalebar. The dimensions have been assessed by the case officer</i> <i>Revised plans have been provided showing the proposed mansard is at the same height as that at no. 61</i> <i>The sections indicate the front windows are in proportion to adjacent roof extensions</i> 			
CAAC/Local groups* comments:	<p><u>Primrose Hill CAAC object</u></p> <ul style="list-style-type: none"> Drawings show 2 different proposals Relationship of the roof extension to the adjoining house no. 65 The roof extension is over dominant Proposals should preserve the butterfly roof form at the rear Objection to the rear roof terrace on grounds of overlooking <p>Officer response:</p> <ul style="list-style-type: none"> <i>Submitted drawings have been amended to show both the rear extension/alterations and the roof extension on single drawings. The drawings indicate a single proposal consisting of both elements of previous approvals</i> <i>Relationship to no. 65 is covered in para 2.12 of Design section</i> <i>The proposals have been revised to preserve the butterfly roof form</i> <i>Roof terrace concerns are covered in para 3.2 of Amenity section</i> 			

Site Description

No. 63 Princess Road is a three-storey plus basement, mid-terraced dwellinghouse situated on the north side of Princess Road within Primrose Hill Conservation Area.

Relevant History

- 2013/2074/P – permission granted 30/05/2013 for a mansard roof extension.
- 2012/1824/P – permission granted 22/05/2012 for erection of single-storey rear extension at lower ground floor level, creation of balcony at rear upper ground floor level with stairs to gardens, alterations to rear wing including application of render, the insertion of a new window, erection of extension at lower ground floor level in front lightwell and replacement of windows on front and rear elevation.

Relevant policies

National Planning Policy Framework 2012

London Plan 2016

Camden Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Other Planning Policies / Guidance

Camden Planning Guidance (CPG) 2015 – CPG 1 (Design)

Camden Planning Guidance (CPG) 2011 – CPG 6 (Amenity)

Primrose Conservation Area Statement

Assessment

1 Proposals

The application proposes the following works to the property:

- Erection of a mansard roof extension at third floor level
- Single storey rear extension to lower ground level
- Extension and alterations to the lower ground floor level within the front lightwell
- Alteration of two rear facing windows to the non-original closet wing extension
- Replacement of external rear staircase and metal railings of the rear roof terrace with glass balustrading
- Replacement of balustrade on roof terrace above closet wing extension with glass balustrading
- Application of render to the existing rear closet wing extension
- replacement of 1st and 2nd floor rear windows

All elements of the proposals were previously assessed and considered acceptable when consents were given in 2012 and 2013. The circumstances have not materially changed since these approvals- the site is still in a conservation area and, although the policy context has changed in that the previous LDF policies have been replaced by new Local Plan ones, those relating to design and amenity have not effectively changed in content. Thus it is considered that both schemes remain acceptable as assessed under the new policies.

This application proposes the same development as previously approved under two applications in 2012 and

2013 (2013/2074/P & 2012/1824/P). These consents have now lapsed and neither have been implemented. This application combines the two elements of the previous consents, the roof extension and the rear extension /alterations, but it also includes the reinstatement of the rear butterfly form of parapet which is considered an enhancement on the previous design which retained the existing straight parapet.

2 Design and impact on the conservation area

Single-storey rear extension

2.1 The proposed single storey extension measures 2.7m wide, 3.3m in length and has a height of 2.9m. The extension would infill a section of the property's rear wing at lower ground floor level to provide approx. 6.6m² of additional residential floorspace. Given that the extension is single storey at ground floor level and of a modest size it would represent a subordinate addition to the rear of the building. In terms of detailed design, the proposed extension would have a glazed roof and minimal framed glass sliding doors. The design of the proposal is contemporary, in contrast to the host building however this enables the addition to be read as a distinct addition. The proposal is therefore not considered to harm the existing architectural style of the building or the character and appearance of the surrounding conservation area.

2.2 The extension would only result in the loss of 25% of the existing garden which allows for the site to retain approx. 36.4m². This amount of outdoor amenity space for the occupiers of the property is considered to be acceptable.

Creation of balcony at rear upper ground floor level with stairs to gardens.

2.3 The property has an existing external staircase with a small platform which provides access at rear ground floor level. This application essentially proposes to reposition them alongside the boundary with No.65 Primrose Hill. The proposed siting and design of the stairs and the associated balcony are considered to be appropriate and would not detract from the appearance of the property's rear elevation.

Alterations to rear wing

2.4 The properties along this terrace present a variety of different closet wing forms, which have evolved over a significant period of time. There is variety in height, depth and window size and type but the characteristic facing materials are exposed brick, painted brick and render.

2.5 The rear closet wing extension of no. 63 has a rendered finish at lower ground floor level and a brick exterior at ground and first floor which has been painted white. The application proposes to add an insulated rendered finish to the entire rear closet wing.

2.6 As the property has an existing white painted brick finish on the upper floors of the rear wing, the proposed works to add a smooth render similar to the front elevation stucco finish are not considered to detract from its historic character and architectural style or the harm the appearance of the terrace.

2.7 The closet wing windows are 20th century casement style additions with concrete lintels, and are not considered to make a positive contribution to the character and appearance of the host building. The proposal to replace these windows with frameless glass is considered appropriate in differentiating between the original building and subsequent additions. The proposed glass balustrade to replace the existing steel and timber one on the roof of the closet wing is also acceptable to match the other proposed alterations and balustrades of a contemporary design.

Erection of extension at lower ground floor level in front lightwell

2.8 The proposals seek consent to erect a small extension (measuring 0.7m x 1.5m) to provide an internal link between the lower ground floor and the two existing vaults which are being altered to provide a bathroom and utility room. The proposed extension is sited under the existing entrance platform into the property and would not materially affect the visible character of the host building. This element would only be visible looking down from the pavement immediately in front of the property and as such is considered to preserve the character and appearance of the wider conservation area.

2.9 Plans include the replacement of a non-original front window within the lightwell which is welcomed.

Roof extension

2.10 The proposed mansard style roof extension is set behind front and back parapets. The rear parapet would be restored to the original butterfly form, enhancing the character of the host building.

2.11 Mansard roof extensions are common along Princess Road generally, and contribute to the existing character of the street. The height of the proposed structure is in line with that of no. 61 and will create a continuous roof form with the other adjoining mansard extensions at nos 57 and 59.

2.12 No. 65 Princess Road is noted as being of a different architectural grouping, with its front parapet line slightly lower than no. 63. The proposed roof extension includes the creation of a side flank alongside no. 65. This side flank however will not obscure any views of no. 65 and its visibility from street level is limited, with some visibility being possible from a greater distance. No. 65 presents a flat roofline and the addition of the flank alongside will not interfere with any special architectural interest at roof level. As such the addition of the proposed roof extension is not considered to significantly harm the setting of no. 65 to an extent that would warrant refusal.

2.13 The replacement of two existing 1st and 2nd floor rear sash windows by matching double glazed timber sashes is acceptable.

2.13 The various proposals are considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

3 Amenity

3.1 Given that the proposed rear extension is single storey at lower ground level and sited a sufficient distance away from properties adjoining the side and to the rear of the site, it is not considered to result in adverse impact on neighbouring residential amenity in terms of loss of daylight / sunlight, privacy or outlook.

3.2 The balcony at ground floor level which is linked to the proposed staircase would project 0.9m out from the rear elevation and have a width of 2.2m. The size of the balcony limits its use, with its principal use indicated as being accessing the door on the ground floor; therefore it is not considered to result in an unacceptable level of overlooking into the windows on the rear of No.65 Princess Road. In addition, the proposed window on the side elevation of the rear wing by reasons of its size and siting would not harm the privacy of the occupiers of No. 65. The roof terrace above the closet wing is existing so no further overlooking would occur from the balustrade replacement here.

3.3 By reason of its siting and scale, the roof extension would not adversely impact neighbouring occupants' through loss of daylight / sunlight or outlook. Given the context of other neighbouring roof extensions and windows with outlook at various levels, the proposal is not considered to result in material harm to neighbouring amenity through loss of privacy.

4 Revisions

4.1 The application was revised to include the reinstatement of the original butterfly parapet. This is considered an enhancement to the previously consented plans.

4.2 Drawings were also amended to indicate the roof extension of no. 61 in order to better assess the suitability of this proposal.

5 Recommendations

5.1 Grant Conditional 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 5th March 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'.

Application ref: 2017/6265/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 28 February 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
www.camden.gov.uk

Ms Alisa Pomery
63 Princess Road
London
NW1 8JS

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
63 Princess Road
London
NW1 8JS

DECISION

Proposal:

Erection of a mansard roof extension at third floor level; Single storey rear extension at lower ground level; Extension and alterations to lower ground floor within the front lightwell; Alteration of two rear facing windows to the rear closet wing extension; Replacement of two rear facing windows to main house; Replacement of external rear staircase and metal railings of the rear roof terrace with glass balustrading; Apply render to the existing rear closet wing extension; Reinstatement of the rear butterfly parapet

Drawing Nos: Site Location Plan (572.001), 572.013, 572.014, 572.015, 572.016, 572.017, 572.018, 572.019, PRIN SU-001, PRIN SU-002, PRIN SU-010, PRIN SU-011, PRIN SU-012, PRIN SU-013, Drawing 1 (Version 3), Drawing 2 (Version 3), Drawing 3 (Version 3), Drawing 4 (Version 3), Drawing 5 (Version 3), Drawing 6 (Version 3), Drawing 7 (Version 3), 572.113B, 572.114B, 572.115B

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 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: Site Location Plan (572.001), 572.013, 572.014, 572.015, 572.016, 572.017, 572.018, 572.019, PRIN SU-001, PRIN SU-002, PRIN SU-010, PRIN SU-011, PRIN SU-012, PRIN SU-013, Drawing 1 (Version 3), Drawing 2 (Version 3), Drawing 3 (Version 3), Drawing 4 (Version 3), Drawing 5 (Version 3), Drawing 6 (Version 3), Drawing 7 (Version 3), 572.113B, 572.114B, 572.115B

Reason:

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

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

David Joyce
Director of Regeneration and Planning

DRAFT

DECISION