

Delegated Report		Analysis sheet	Expiry Date:	09/03/2018
		N/A / attached	Consultation Expiry Date:	16/02/2018
Officer			Application Number(s)	
Emily Whittredge			2017/6632/P	
Application Address			Drawing Numbers	
158 Regent's Park Road London NW1 8XN			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of rear extension at second floor level.				
Recommendation(s):		Refuse Planning Permission		
Application Type:		Full Planning Application		

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:	<p>A site notice was displayed 24/01/2018 – 14/02/2018, and a press notice was published on 26/01/2018.</p> <p>No comments were received.</p>					
CAAC/Local groups comments:	<p>The Primrose Hill Conservation Area Advisory Committee objected on the grounds of:</p> <ul style="list-style-type: none"> • In basic contradiction of Primrose Hill Conservation Area Statement policy guidance PH27, which states that extensions should be in harmony with the original form and character of the house. • Would lead to significant loss of daylight and sunlight to habitable rooms in the adjoining property no. 160. • Would lead to a harmful loss of openness at the rear of the building <p><i>Officer response: Issues of design and amenity are discussed in section 2 of the report below.</i></p>					

Site Description

The subject property is a four storey mid-terrace building on the east side of Regent's Park Road within the Primrose Hill Conservation Area. The terrace is defined as making a positive contribution to the conservation area. The application relates to the flat above the commercial premises, occupying the first, second and third floor levels of the property.

A number of the properties within the terrace have been extended by single- or two-storey extensions at ground and first floor levels within the rear yard. There is only one example of an extension at 2nd floor level at no.164. The application property has a first floor conservatory extension, associated with the flat, above the commercial rear wing.

Relevant History

2003/3681/P - Erection of a first floor rear conservatory and window; a second floor rear balcony with French doors and a rear parapet for a flat roof, to provide additional internal headroom to the third floor and new rooflights – **Granted 13/02/2004**

Relevant policies

National Planning Policy Framework 2012

The London Plan 2016

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance 2011

CPG1 – Design (Chapter 5)

Primrose Hill Conservation Area Statement 2000

Assessment

1. Proposal

- 1.1. The application seeks permission for a rear extension at second floor level.
- 1.2. The rear extension would project 2.2m from the original rear wall, 7.3m high (4m taller than the existing projection), and 4.9m wide, which would extend nearly the full width of the host building.
- 1.3. The extension would be constructed with facing brick to match the existing, and timber sash windows in the style of the existing.

2. Assessment

- 2.1. The main considerations in relation to the proposal are:
 - Design and impact on the Primrose Hill Conservation Area
 - Impact on amenity of neighbours

Design and Conservation Area

- 2.2. Local Plan Policy D1 (Design) states that the Council will require that development respects local context and character, preserves or enhances the historic environment in accordance with Policy D2 (below), comprises details and materials that are of high quality and complement the local character. The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area. Local Plan Policy D2 (Heritage) states that the Council will require development to preserve and, where appropriate, enhance conservation areas.
- 2.3. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 obliges local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. The NPPF places a presumption against the grant of permission for development that would cause harm.
- 2.4. The application site falls within Sub Area Three (Regent's Park Road North) of the Primrose Hill Conservation Area. The Conservation Area Statement states that some rear extensions, even when not widely visible, can adversely affect the architectural integrity of the building and prejudice the character of the Conservation Area. It states that extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings.
- 2.5. The application seeks to erect an extension at second floor level, 2.2m deep and effectively the full width of the building, with a flat roof and a parapet. Within the terrace, there is one instance at no. 164 of a partial-width rear extension at 1st and second floor levels; however, this is an historic development allowed in 1973 under a previous development plan, and there are no other extensions in the terrace above first floor level. The example at 164 is not considered to preserve or enhance the conservation area, and does not form a precedent for other rear extensions at the second or third floor levels.
- 2.6. The Council considers that the proposed extension would be out of keeping with the established form of development to the rear, by virtue of its design, height and scale. It would introduce a new form of development that would disrupt the uniformity, cohesiveness and undeveloped rhythm of the rear elevation of the terrace. It would result in development that is not sympathetic to the character of the host building or the terrace, and would fail to appear subservient by being 2 storeys high and full width. Its design is also inappropriate in that the height of the parapet would cause additional harm to the appearance of the fenestration by

rising higher than the lower cills of the third floor windows.

2.7. The extension would be visible in private views from Eglon Mews, with some public views from Berkley Road, which both form part of the character of the conservation area. These views would be harmed by the proposed development, which would fail to preserve or enhance its appearance or character.

Amenity

2.8. The proposed rear extension, on account of its size, location and orientation, would not cause a significant reduction in daylight, sunlight or outlook to the adjoining windows of habitable rooms. A daylight and sunlight report was provided by the applicant, which provides evidence that the impact on light would be acceptable. The extension would not result in a material loss of privacy given that it would not allow direct overlooking of adjoining gardens or windows, and would provide similar views as that from existing windows to the front and rear. The proposal would not cause harm to the dwellings in Eglon Mews.

2.9. The development would not have an adverse impact on residential amenity and is acceptable in this respect.

3. Recommendation

3.1. Refuse planning permission on design grounds.