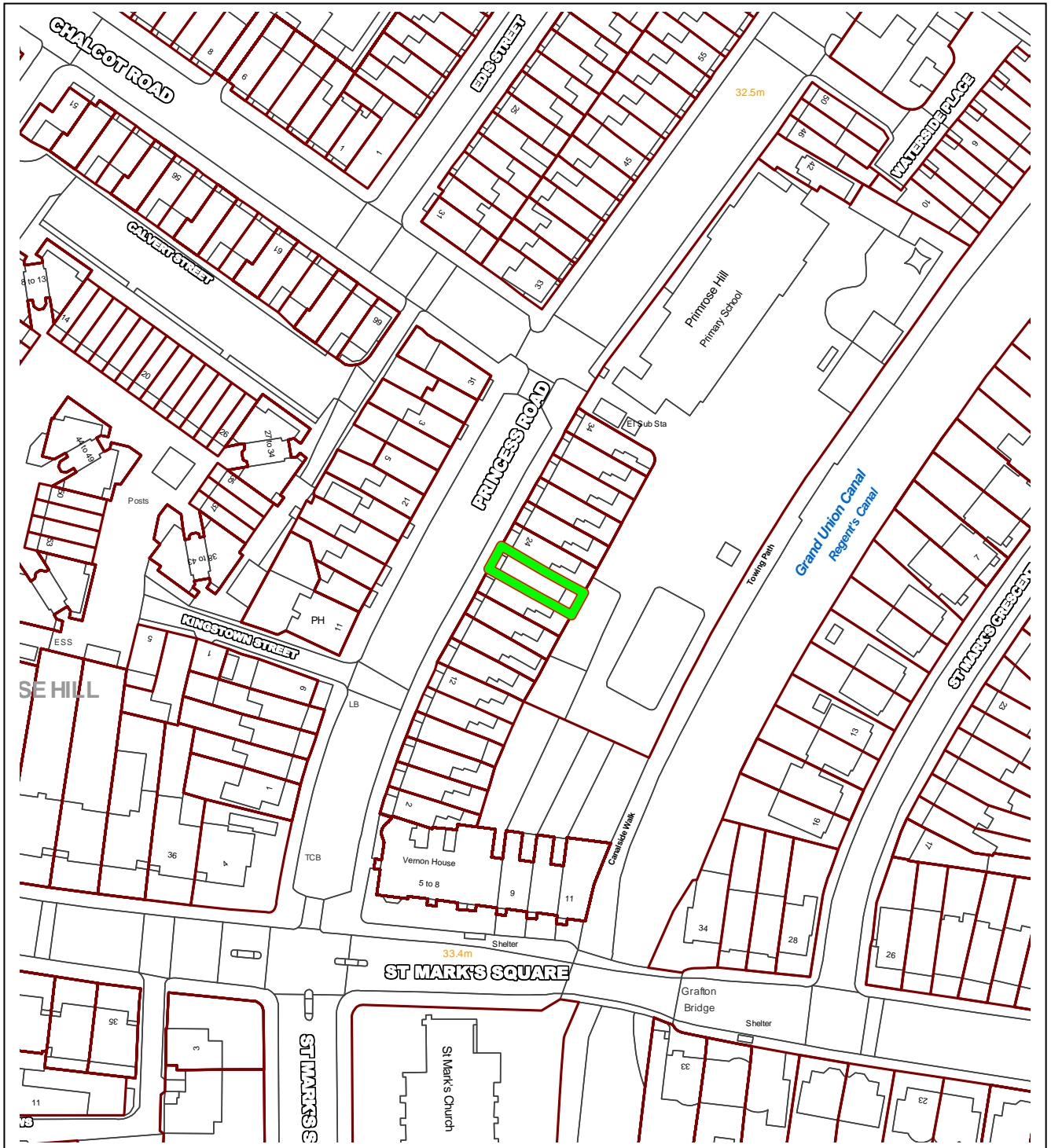


# Flat A, 22 Princess Road, London NW1 8JJ ref. 2018/5292/P



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**Photo 1 (below):** Front elevation of 22 Princess Road



**Photo 2 (below):** Front lightwell area



**Photo 3 (below):** Existing vault doors



<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>27/12/2018</b>	
		N/A		<b>Consultation Expiry Date:</b>		30/12/2018	
<b>Officer</b>				<b>Application Number(s)</b>			
Patrick Marfleet				2018/5292/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat A, 22 Princess Road London NW1 8JJ				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>							
Conversion of front vaults to provide additional habitable space to lower ground floor flat and associated external works, including replacement of vault doors with timber sash windows.							
<b>Recommendation(s):</b>		<b>Grant Conditional Planning Permission</b>					
<b>Application Type:</b>		<b>Full Planning Application</b>					
<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. of responses		<b>04</b>		No. of objections	
						<b>04</b>	
<b>Summary of consultation responses:</b>		<p>Site notice: displayed from 30/11/2018 Press notice: published on 06/12/2018</p> <p>Four objections were received from the neighbouring occupiers at Nos 12 and 24 Princess Road and the following concerns were raised:</p> <ol style="list-style-type: none"> <li>1. Oppose application as HS2 may need to use front vaults for cabling works.</li> <li>2. Object to the extra dwelling proposed and the pressure this will put on infrastructure and sewage.</li> <li>3. Concerned that planning site notice was not displayed prominently in the road for people to realise an application had been submitted.</li> <li>4. Recent digging up works outside No.22 have resulted in some York Stone paving replaced with tarmac.</li> </ol>					

	<p><b><u>Officer comment:</u></b></p> <ol style="list-style-type: none"> <li>1. <i>HS2 enabling works are dealt with under their own legislation framework and would not form a material planning consideration when assessing the current application.</i></li> <li>2. <i>The proposed works are to renovate the existing front vaults and install windows to provide a study area for the occupants of the lower ground floor flat. The proposed development would not create an extra dwelling at the site. In any event the use of the vault as a new dwelling would be a breach of planning control and would require separate full planning permission.</i></li> <li>3. <i>A site notice was displayed outside the site and an advert published in the local press, in line with statutory requirements. Photographs of the site notice are available to view online under the application reference number. These show the notice was displayed at eye level.</i></li> <li>4. <i>These works are separate to the current planning proposal and have been referred to the Council's enforcement and highways teams.</i></li> </ol>
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<b>Primrose Hill CAAC</b>	No objection.
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**Site Description**

The application site relates to the lower ground floor flat of a four storey building located on the eastern side of Princess Road. The host property is accessed via steps down into the existing front lightwell and includes three vaulted store areas within its curtilage which are also accessed via the front lightwell.

The application building is located within the Primrose Hill Conservation Area, it is not listed but is identified as making a positive contribution to the character of the area.

**Relevant History**

Application site

None relevant to this application.

**Relevant policies**

- National Planning Policy Framework 2018**
- The London Plan March 2016**  
**Draft New London Plan showing Minor Suggested Changes (13 August 2018)**
- Camden Local Plan 2017**  
A1 Managing the impact of development  
D1 Design  
D2 Heritage
- Camden Planning Guidance (CPG)**  
CPG 1 Design (July 2015 updated March 2018)  
CPG 6 Amenity (Sept 2011 updated March 2018)
- Primrose Hill Conservation Area Statement (2000)**

## Assessment

### 1 PROPOSAL

1.1 Planning permission is sought for the rationalisation of the existing vaults to the front of the site to refurbish the ancillary residential space to provide a study area for the occupiers of the lower ground flat. The only external manifestations of the proposal are the replacement of the two existing vault doors with timber sash windows. The proposed study would have a floor area of approximately 8sqm.

### 2 ASSESSMENT

2.1 The material considerations for this application are as follows:

- Design and Conservation;
- Amenity of neighbouring residential occupants (Amenity)

#### 2.2 Design and Conservation

2.2.1 Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

2.2.2 The replacement of the two existing vault doors with timber framed sash windows is considered to represent a minor alteration that would not cause any harm to the original character and setting of the host and neighbouring buildings or the appearance of the wider area, particularly given their concealed location at lower ground floor level.

2.2.3 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The size, design and limited visibility of the proposed alterations would ensure no harm is caused to the character of the host building and surrounding conservation area.

#### 2.3 Amenity

2.3.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.

2.3.2 The minor nature of the proposed external works, which are limited to the replacement of two existing vault doors with windows, coupled with their location at lower ground floor level, would ensure no harm is caused to the amenity of neighbouring residents in terms of loss of light, outlook or privacy.

### 3.0 Recommendation:

3.1 Grant conditional planning permission

**DISCLAIMER**

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 28<sup>th</sup> January 2019, 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'***

Application ref: 2018/5292/P  
Contact: Patrick Marfleet  
Tel: 020 7974 1222  
Date: 22 January 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Draw and Plan  
Flat B, 80 Lavenham Road  
London  
SW18 5HE

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## **Full Planning Permission Granted**

Address:

**Flat A**  
**22 Princess Road**  
**London**  
**NW1 8JJ**

# DECISION

Proposal: Conversion of front vaults to provide additional habitable space to lower ground floor flat and associated external works, including replacement of vault doors with timber sash windows.

Drawing Nos: Location plan, 401 400 General arrangement.

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: Location plan, 401 400 General arrangement.

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 paragraph 38 of the National Planning Policy Framework 2018.

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