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Date: 18th July 2019

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London Borough of Camden
Development Management
5 Pancras Square
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VIA THE PLANNING PORTAL ONLY

Dear Sir or Madam,

**TOWN AND COUNTRY PLANNING ACT 1990
SITE AT 30 PRINCESS ROAD, LONDON NW1 8JL
HOUSEHOLDER PLANNING APPLICATION
PLANNING PORTAL REFERENCE: PP-08000929**

We refer to the above site, and to the application for a Householder planning permission for '*minor alterations to front elevation of front courtyard building to include fully glazed door; installation of security grille to lower ground floor window on front elevation; and rendering of rear face of front boundary wall to the front courtyard*'.

In assessing the merits of this application, we ask to have regard to the following supporting representations.

Site Context

The application site, which is situated within the Primrose Hill Conservation Area, is located on the east side of Princess Road. It is occupied by a three storey plus basement Victorian terraced property which is in use as a single dwelling.

The building includes a front light well which is accessed via external stairs leading from street level, and via a door beneath the ground floor entrance platform. The inner elevation and one side elevation of the light well have been faced in white glazed bricks, and other recent works to the light well include a new metal window to the building's front elevation, and a large glazed door to the side elevation of the light well beneath the ground floor entrance platform.

The application property forms part of a long terrace of similar buildings.

Planning History

The following planning decisions are relevant:-

- 2012/3566/P: Planning permission granted on 24/08/2012 for the 'erection of a single storey rear infill extension with green roof to lower ground floor level of dwellinghouse (ClassC3)';
- 2012/6394/P: Planning permission granted on 23/01/2013 for the 'variation of condition3 (approved plans) and removal of condition 4 (green roof details) of planning permission dated 24/08/12 (Ref: 2012/3566/P for the erection of a single storey rear infill extension with green roof to lower ground floor level of dwellinghouse), namely to reconfigure the staircase to front light well, to remove the green roof and to replace the patio doors';
- 2013/1565/P: Planning permission granted on 10/07/2013 for the 'erection of single storey rear extension at lower ground floor level, following demolition of existing rear extension and excavation to create new basement level underneath the extension to single dwellinghouse (ClassC3)';
- 2013/5902/P: Planning permission granted on 26/03/2014 for 'alterations namely to increase proposed basement excavation of permission 2013/1565/P dated 10/07/2013 (Erection of single storey rear extension at lower ground floor level, following demolition of existing rear extension and excavation to create new basement level underneath the extension to single dwellinghouse';
- 2015/2133/P: Planning permission granted on 25/04/2016 for the 'variation of condition3 (approved plans) of planning permission 2013/1565/P dated 10/07/2013 (for the erection of single storey rear extension at lower ground floor level, following demolition of existing rear extension and excavation to create new basement level underneath the extension to single dwellinghouse) namely to enlarge proposed basement under rear courtyard'; and
- 2018/4439/P: Planning permission refused on 17th May 2019 for the 'variation of condition 3 (approved plans) of planning permission 2013/1565/P granted 10/07/2013 for the erection of single storey rear extension at lower ground floor level, following demolition of existing rear extension and excavation to create new basement level underneath the extension to single dwellinghouse (Class C3). As varied under planning permission 2012/6394/P dated 21/01/2013 to reconfigure the staircase to front lightwell, to remove the green roof and to replace the patio doors. Namely, enlargement of the window and door including installation of glazed white bricks all at lower-ground floor level. (Retrospective)';

The Breach of Condition Notice

A Breach of Condition Notice (BoCN) was issued by the Council on 10th June 2019, and essentially deals with the items for which retrospective planning consent was sought under refused application 2018/4439/P.

The BoCN requires the removal of various features within the front lightwell, and the reinstatement of the pre-existing appearance of the lightwell. More specifically:-

- (i) Step 1 requires the removal of the white glazed bricks on the rear of the front boundary wall, and the reinstatement of the elevation to match the previous cladding with regards to material, colour, texture and profile;
- (ii) Step 2 requires the complete removal of the enlarged metal window (with lowered cill) to the building's front elevation, and compliance with planning consent 2013/1565/P;
- (iii) Step 3 requires the complete removal of the enlarged glazed door on the side elevation of the light well (referred to in the BoCN as the front elevation of the front courtyard building), and compliance with planning consent 2013/1565/P; and
- (iv) Step 4 requires any damage caused as a result of compliance with Steps 1, 2 and 3 to be made good.

Following receipt of the BoCN, the applicant has commissioned the construction of a (smaller) timber sash window to replace the enlarged aluminium window. Step 2 of the BoCN will therefore be complied with shortly.

The time period for compliance with the BoCN is three months from the date of receipt of the notice.

The Application Proposal

The application proposal relates to matters arising under Steps 1 and 3 of the BoCN, and also includes a proposal to attach a security grille in front of the new timber sash window which is to be installed pursuant to Step 2 of the BoCN.

In respect of Step 1 of the BoCN (glazed bricks), the applicant seeks planning consent for the application of white render onto the existing glazed bricks in place of the painted brick finish which existed prior to the installation of the glazed bricks. The full removal of the glazed bricks would be structurally intrusive and costly.

In respect of Step 3 of the BoCN (enlarged glazed door), the applicant will shortly be commissioning works to remove the glazed panel on the front elevation of the courtyard building, and to reinstate a wall to include a separate door and small window, in line with the general pattern of development within this terrace. However, it is proposed that the size and design of the new door would differ marginally from that previously in place at the application site in that the new door would be slightly wider, and would be fully glazed within its perimeter frame. This application seeks planning consent for this minor variation from the pre-existing situation.

Design & Heritage Considerations

Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 (as amended) requires that special attention is paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

The NPPF states that development should also contribute to protecting and enhancing the historic environment. Good design is a key aspect of sustainable development, and

planning decisions should ensure that developments function well, are visually attractive, are sympathetic to local character and history whilst not preventing innovation or change, and optimise the potential of the site whilst providing a high standard of amenity.

These national policy objectives are reflected in adopted Camden Local Plan policies D1 and D2, and in Camden Planning Guidance (Design). In addition, the Primrose Hill Conservation Area Statement provides detailed design guidance.

The issues raised by this application relate principally to the impact of the proposed works on the character and appearance of the host property and this part of the Primrose Hill Conservation Area. The host property, and the terrace of which it forms part, are positive contributors to the character and appearance of the conservation area.

The proposed works would have no material impact on the living conditions of adjacent residents but would, we submit, improve the amenity and security of the applicant and his family.

The impact of each element of the proposal is assessed below:-

Proposed rendering of front boundary wall

The inner face (i.e. the inward facing elevation) of the front lightwell, including its current glazed brick treatment, is not readily visible from the public realm. It can be seen from within the application property, and from the ground floor entrance platform.

The proposal to render this face of the lightwell is considered to be uncontentious in heritage terms, and would be consistent with the treatment of the left-hand lightwell elevation (i.e. the front elevation of the front courtyard building) prior to the recent works which are the subject of the BoCN. Furthermore, white render is found within many of the front lightwells serving buildings in this terrace.

It should also be noted that approved drawing no. A12372/DD01A, which formed part of planning consent 2015/2133/P, showed this elevation of the lightwell to be in the form of 'rebuilt white glazed bricks'. The Council has therefore previously approved a non-original facing material to this largely concealed elevation of the lightwell.

The front elevation of the lower ground floor of the application property, which is the most publicly visible lightwell elevation, is faced in painted original brickwork. This treatment of the main front elevation of the dwelling would be retained.

Proposed glazed door to front elevation of courtyard building (side lightwell elevation)

The new door to the front courtyard building would include a main glazed panel which would allow for maximum light penetration into the lower ground floor accommodation. There are wide variations in the design of the side doors to the lightwells of the houses which comprise this terrace, including in respect of the amount and arrangement of glazing.

It is considered that the Council's objection to the existing fully-glazed elevation (as required to be removed by Step 3 of the BoCN) relates to the overall, full expanse of the

glazed elevation rather than to the use of glazing within a discrete door. The application scheme indicates that this elevation would be restored to its general original form with a small casement window and single door set within a visually 'solid' elevation. The very small increase in the width of the door opening, relative to the original arrangement, is considered to be inconsequential in design and heritage terms.

Proposed security grille to lower ground floor window

The applicant proposes the installation of a metal grille in front of the lower ground floor window (in its reinstated form) serving the dwelling's main front elevation. The grille, which would not need to be significantly larger than the window opening, would feature narrow metal vanes and would not protrude significantly from the front elevation. These factors allied to its lower ground floor position partially concealed within the lightwell, would minimise its visibility within the public realm.

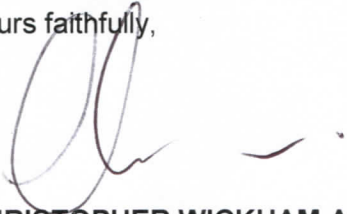
There are a number of examples of security grilles fitted to the lower ground front windows of properties within this terrace, and this is evidence of the concerns of residents to provide reasonable crime prevention measures at the most vulnerable location on their homes.

Conclusion

In comparison to the pre-existing position prior to the unauthorised works (the subject of the BoCN) in the front lightwell, the overall impact of these proposed measures is considered to be neutral in design and heritage terms. The proposed works would preserve the character and appearance of both the host property and this part of the Primrose Hill Conservation Area, having regard in particular to the existing varied treatment of the lightwell elevations of properties in this terrace. The works would therefore comply with the development plan.

We therefore look forward to the early and favourable determination of the application. In the meantime, if the case officer requires any further information or needs to arrange a site inspection, please do not hesitate to contact us.

Yours faithfully,



CHRISTOPHER WICKHAM ASSOCIATES
c.c. Mr S.Beetham