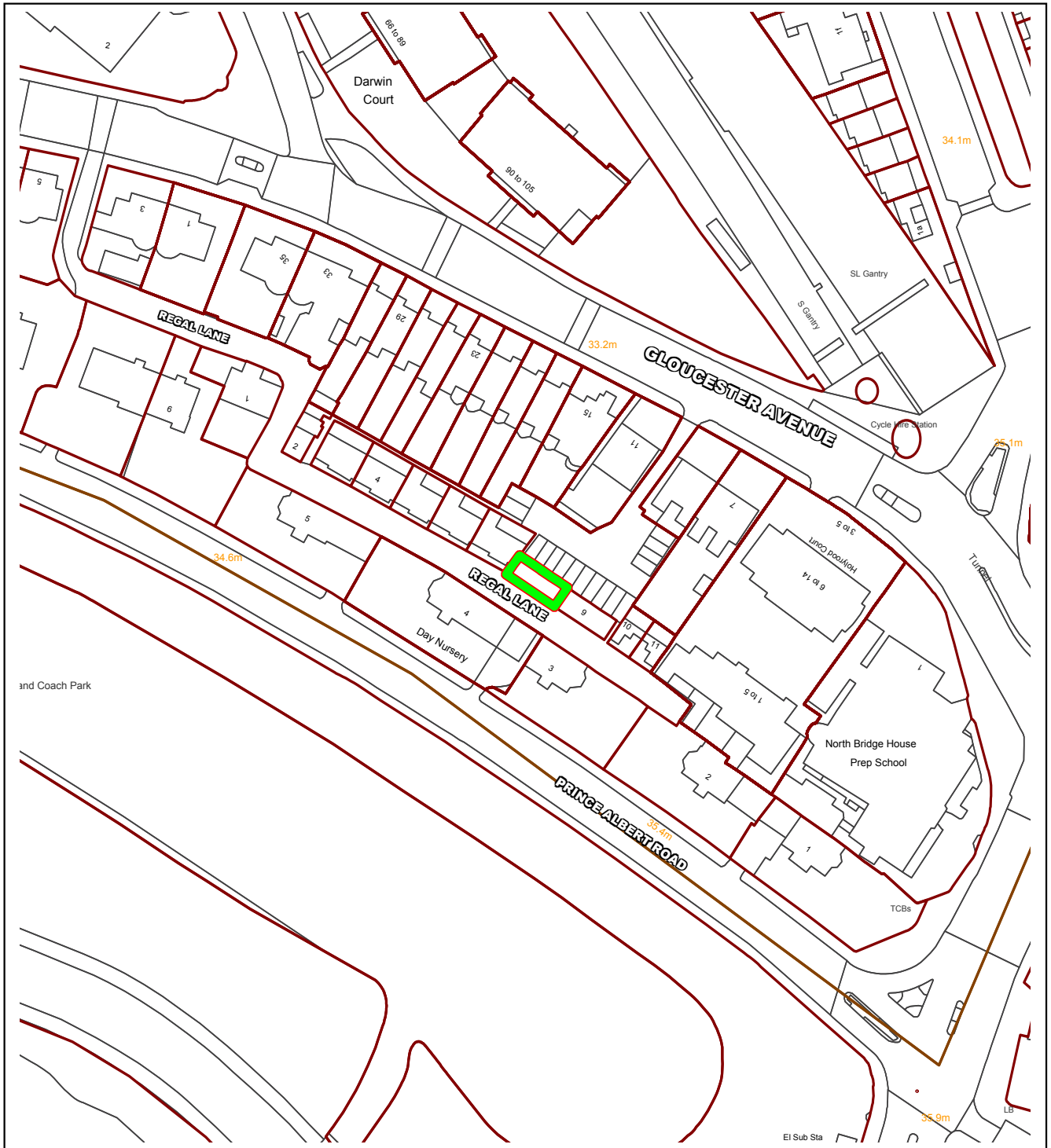


8 Regal Lane - 2017/0588/P



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Site photographs

1. Flank elevation of host property



2. View of the site looking east along Regal Lane



3. View from existing roof terrace looking west along Regal Lane



4. Existing roof terrace area at the site





5. Aerial view showing application site



Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:		22/03/2020	
		N/A		Consultation Expiry Date:		27/03/2020	
Officer				Application Number(s)			
Patrick Marfleet				2020/0474/P			
Application Address				Drawing Numbers			
8 Regal Lane London NW1 7TH				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single storey ground floor rear infill extension and single storey roof extension to existing dwelling.							
Recommendation(s):		Grant conditional planning permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		Site notice: displayed from 26/02/2020 - 21/03/2020 Press notice: displayed from 27/02/2020 - 22/03/2020 No objections received.					
CAAC/Local groups comments:		The Primrose Hill CAAC raise the following objection: 1. The scale of the house is modest, and single storey roof extensions have been accepted in Regal Lane. But his proposal adds significantly to the bulk of the building in a box form which neither complements the existing house, nor the grouping of houses in Regal Lane. Roof extensions in the conservation area are supposed to be subservient to the main house: the dominance of this proposal is well shown in the view from the west, where the box form of the proposal is seen to be most inappropriate to the scale of the house and its setting.					

Officer Comment

1. The design and conservation impact of the proposal is discussed in paragraph 2.2 of this report.

Site Description

The application site relates to a two storey mews type dwelling located on Regal Lane, a private road within the Primrose Hill Conservation Area that runs parallel with Gloucester Avenue and Prince Albert Road. The appearance of this secluded cul-de-sac is characterised by a number of mews and small two storey dwellings of varying architectural styles that do not follow any discernible pattern of design. The application property itself is built right along the front boundary of the site, with a small strip of land to the rear, and an area of hardstanding to the west which is currently occupied by a car port. The property is not a listed building nor is it identified as making a positive contribution to the character of the conservation area.

Relevant History

8 Regal Lane

2017/0588/P: Erection of single storey ground floor rear infill extension and single storey roof extension to existing dwelling. Granted 04/04/2017

8 Regal Lane has several historic permissions for the erection of a first floor side extension and ground floor rear extension. Historic permissions for the aforementioned development: 2015/1683/P, 2012/2175/P, 2009/1437/P, 2006/2059/P, PEX0100679, P9600636R1

Adjoining site - 9 Regal Lane

2015/1375/P - Alterations to roof ridge height to create a single storey roof extension and installation of four rear rooflights, replacement windows at the front and rear and installation of enlarged window to replace garage door and window. (Approved 06/01/2016).

Relevant policies

National Planning Policy Framework (2019)

Intend to Publish London Plan (2019)

Camden Local Plan 2017

D1 (Design)

D2 (Heritage)

A1 (Managing the impact of development)

Camden Planning Guidance

CPG Design

CPG Altering and extending your home

CPG Amenity

Primrose Hill conservation area statement 2000

Assessment

1.0 PROPOSAL

- 1.1 Permission is sought for the erection of a single storey rear infill extension and single storey roof extension to provide an additional bedroom to the existing dwelling. The proposed roof extension would have a contemporary flat roof design with a width of 10m, a depth of 4m and a height of 3m while the proposed infill extension would occupy an 8sqm strip of land to the rear of the site. The proposed roof extension would be covered in standing seam zinc cladding and the single storey rear infill would be predominantly glazed.
- 1.2 The current proposal is a re-submission of the application that was most recently approved at the site for a roof and rear extension (see site history). The proposed plans submitted as part of this application remain unchanged from those that were approved in 2017 (ref: 2017/0588/P).

2.1 ASSESSMENT

The material considerations for this application are summarised as follows:

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

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 It is noted that there is an extant permission at the application site for the erection of a ground floor rear extension and single storey roof extension which was approved 04/04/2017 under permission reference 2017/0588/P, and is yet to be implemented by the applicant. The size and design of the current proposals match those of the previous approval which is due to expire on 04/04/2020.
- 2.2.3 The proposed single storey ground floor rear extension would occupy a small strip of land to the rear of the site that currently acts as a buffer between the principal elevation of the host dwelling and the rear boundary of the site. Its discreet location and limited visibility from the public realm would ensure no undue harm is caused to the character of the street or the appearance of the surrounding conservation area. Furthermore, with an internal floor area of approximately 8sqm, it would not add a significant amount of bulk or mass to the existing building.
- 2.2.4 The Primrose Hill CAAC have objected to the overall size and bulk of the proposed roof extension. However, as with the previous approval, officers consider the size, scale and bulk of the proposed development at No.8, together with its recess from the front and rear facades, to represent a subordinate addition that would not cause harm to the character and proportions of the host property or the character and setting of the surrounding conservation area.
- 2.2.5 In terms of its detailed design, the large window openings to the front of the extension take reference from the fenestration of the host dwelling below whilst the vertical elevations

provide a modern take on the more traditional sloping mansard roof. Subsequently, the overall size and design of the extension is considered to be successful in achieving a contemporary and contextual response to the character of the existing building.

- 2.2.6 The use of standing seam zinc as the main cladding material is considered appropriate for this particular development as it would help to preserve and enhance the traditional appearance of the conservation area whilst achieving a contemporary aesthetic.
- 2.2.7 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. The size, design and location of the proposed roof and rear extensions are not considered to cause harm to the character and appearance of the surrounding Primrose Hill conservation area.

2.3 Amenity of neighbouring residential occupants

- 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. CPG (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.
- 2.3.2 The size, scale and height of the proposed roof extension, together with its 1m set in from the front and ground floor rear elevations, would ensure no undue loss of daylight or sunlight to the adjoining property at No.9 or the neighbouring property and No.7 would occur as a result of the development. Furthermore, the proposed rear infill extension would occupy a small strip of land between the existing rear elevation of the property and the rear boundary wall of the site and would not result in any loss of residential amenity to any neighbouring properties.
- 2.3.3 The proposed roof extension would occupy the majority of the existing roof terrace at the site with approximately 8sqm of roof retained to the front of the property to provide amenity space for the occupiers. The size and location of this amenity space would not lead to any increased levels of overlooking or loss of privacy to neighbouring occupiers, particularly as it would share the same outlook as the existing terrace at the site.

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 6th April 2020, 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: 2020/0474/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Date: 30 March 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Mr Roger Randall-Cutler
8 Regal Lane
London
NW1 7TH

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
8 Regal Lane
London
NW1 7TH

DECISION

Proposal:

Erection of single storey ground floor rear infill extension and single storey roof extension to existing dwelling.

Drawing Nos: 100 P01, 102 P01, 200 P01, 201 P01, 211 P01, 111 P01, 300 P01, 112 P01, 113 P01, 310 P01, 210 P01, 001 P01, 110 P01, Design & Access Statement

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: 100 P01, 102 P01, 200 P01, 201 P01, 211 P01, 111 P01, 300 P01, 112 P01, 113 P01, 310 P01, 210 P01, 001 P01, 110 P01, Design & Access Statement

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.
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2019.

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