

178 Regent's Park Road 2019/6009/P – Site plan



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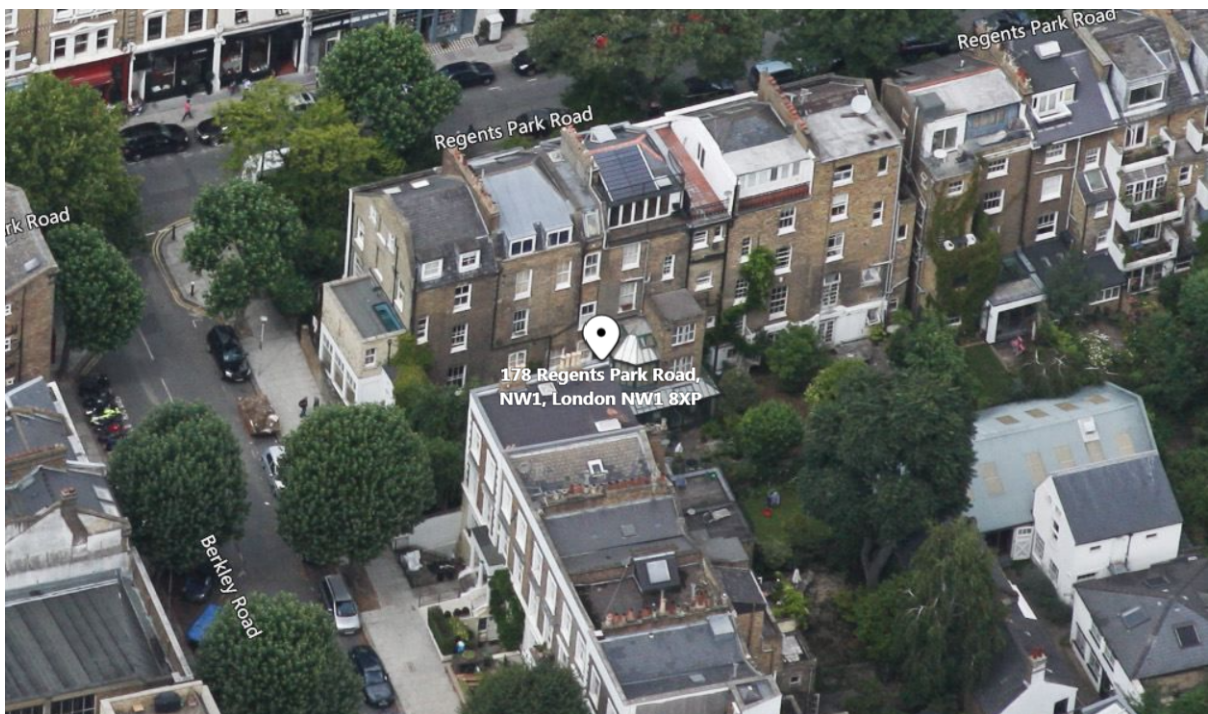


Photograph 1 – existing front façade

Photograph 2 – existing rear façade



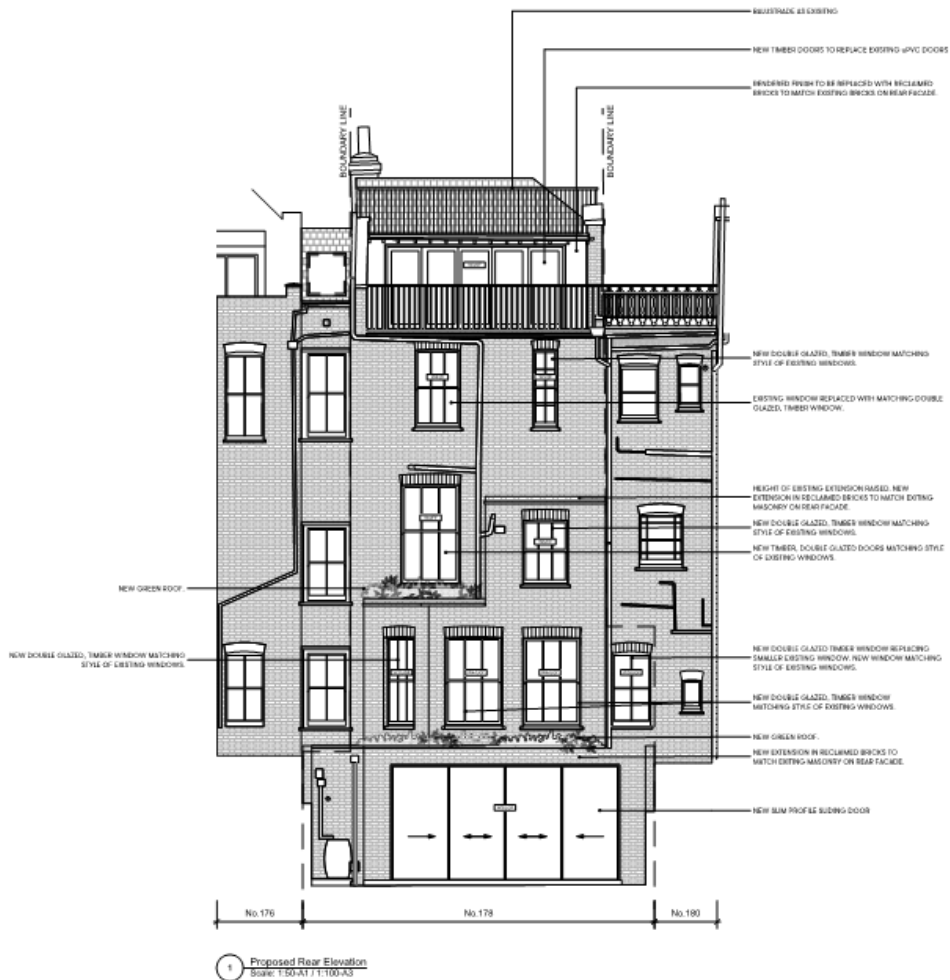
Photograph 3 – Birdseye view



Photograph 4 – Existing lower ground floor



Proposed rear elevation



Delegated Report		Analysis sheet	Expiry Date:	27/01/2020
(Members Briefing)		N/A	Consultation Expiry Date:	10/02/2020
Officer			Application Number(s)	
Rachel English			2019/6009/P	
Application Address			Drawing Numbers	
178 Regent's Park Road London NW1 8XP			Please see decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of replacement lower ground floor rear extension, replacement of first floor rear extension and creation of green roofs at upper ground and first floor levels. Partial rebuild and raise height of rear closet wing extension. Replacement of uPVC windows and doors with timber windows and doors. Replacement of part roof with hip. Removal of dormer window to front roofslope, insertion of replacement solar panels and new rooflights.				
Recommendation(s):		Grant conditional planning permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	01	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	<p>Site notice displayed from 17/01/2020 until 10/02/2020 Press notice displayed from 16/01/2020 until 09/02/2020</p> <p>The owner/occupier of an unspecified address has commented on the application on the following grounds:</p> <ol style="list-style-type: none"> 1) The owner should work with Camden's gardening contractors to explore any reuse or recycling of plants which are affected by this application. This will allow their air pollution reduction properties to be retained. 2) There should be additional shrubbery on estates such as South End Close which would improve the quality of life and reduce pollution in this high traffic area. <p><u>Officer response</u> These two points are noted and the applicant is made aware of the first point.</p>					
CAAC comments:	<p>PRIMROSE HILL Conservation Area Advisory Committee (CAAC) object to the application on the following grounds:</p> <ol style="list-style-type: none"> 1) We object to the proposed balcony at the rear at first floor level on the grounds of overlooking of neighbours private amenity space. 2) We do not object to the reconfiguring of the back addition at lower ground and first floors. 3) On the front elevation we seek to ensure that the frames, glazing bars and mouldings, in scale, form and thickness, of the proposed double glazed windows exactly match the originals. This house is part of a group and the details should be consistent. 4) We seek to ensure that the stone used in the paving is low carbon in terms of its transport, and that the paving is permeable and allows natural drainage. 5) Given the scale of the work and the location of the house, in mid-terrace, we request that a Construction Management Plan (CMP) is legally agreed and enforceable. <p><u>Officer response</u></p> <ol style="list-style-type: none"> 1) The proposals have been revised following Officer advice and the rear balcony has now been removed from the proposals 2) Noted 3) Noted. The front windows are shown on the drawings as matching the existing ones. 4) Noted and an informative is added to the decision requesting this. 5) Paragraph 6.13 of the Camden Local Plan states that CMPs are required for major developments, basement developments, 					

developments next to listed buildings and developments with poor or limited access on site. The application site is not a listed building, does not involve excavation of a basement and is not a major development. The site has an off-street parking space and is located on a relatively wide road.

Following Officer comments, the proposals have been revised and the Primrose Hill CAAC have withdrawn their objection as the rear balcony has been removed. They do however request:

- 1) A CMP be secured with the application. There is real community concern about building works in the area, and I would argue that it is in the applicant's own interests to have a transparent and robust CMP.

Officer response

- 1) Please see response 5) above and Transport section below.

Site Description

The site comprises a three storey dwellinghouse with rooms in the roof and lower ground floor located within the Primrose Hill Conservation Area. The building is noted as making a positive contribution to the special character and appearance of the Conservation Area.

The dwellinghouse has a front garden with off street parking space. At the rear of the building is a three storey closet wing and glazed, part width extension at upper ground floor level. At lower ground floor level there is a full width, contemporary rear extension. At roof level, there are dormer windows to the front roofslope and a mansard roof at the rear with shallow roof terrace.

The site has an Article 4 direction for works to the basement and is located in a CMP priority area as it is in the HS2 corridor.

Relevant History

2015/0386/P - Planning permission was granted on 30/03/2015 subject to a S106 legal agreement for "conversion of single dwelling house to 1-bed lower ground floor flat and 3/4 bed upper floor maisonette and enlargement of basement front window and alterations to the existing rear extension windows".

It appears from the site visit that the building is vacant and this permission was not implemented. The lawful use of the property therefore remains as a single family dwellinghouse.

Relevant policies

National Planning Policy Framework 2019

London Plan 2016

The London Plan (intended to publish) 2019

Camden Local Plan 2017

A1 Managing the impact of development
A3 Biodiversity
D1 Design
D2 Heritage
T4 Sustainable movement of goods and materials
G1 Delivery and location of growth
CC1 Climate change mitigation
CC2 Adapting to climate change
CC3 Water and Flooding

Camden Planning Guidance

Amenity CPG - March 2018
Design CPG - March 2019
Altering and extending your home CPG - March 2019
Transport CPG - March 2019
Biodiversity CPG – March 2018
Energy Efficiency and Adaptation CPG – March 2019
Water and flooding CPG – March 2019

Primrose Hill Conservation Area Statement 2000

Assessment

1.0 Proposal

1.1 Planning permission is sought for various extensions at the rear and roof of the dwellinghouse. The existing rear closet wing would be raised in height by 1800mm and a new window inserted at rear second floor level. Also proposed, would be the removal of an upper ground floor glazed extension and replacement with a chamfered brick extension with green roof. New windows would be inserted at first floor level, on the side of the closet wing and a new timber window on the chamfered extension. At lower ground floor level, it is proposed to replace the existing rear extension with a brick extension with large glazed sliding doors.

1.2 At roof level it is proposed to remove the front dormer window to replace with two rooflights. On the side roofslope an oval rooflight would be inserted. On the rear roofslope the roof hip would be reshaped to match the existing roof with solar tiles inserted on the roof. The existing balcony would remain. It is proposed to replace the front windows with matching double glazed timber windows.

1.3 During the course of the application, following Officer advice, the applicant has revised the proposals to:

- i) remove the terraces at upper ground and first floor levels and replace with green roofs;
- ii) reduce the height increase of the closet wing to 700mm;
- iii) amend the design of the rear upper ground floor fenestration to install timber framed, sash windows;

1.4 This application is assessed in terms of the impact on the character and appearance of the host building, the terrace and the Primrose Hill Conservation Area, the impact on the amenity of neighbouring properties and construction impacts.

2.0 Design and Conservation

2.1 Policy D1 of the Local Plan seeks to secure high quality design in development and Policy D2 notes that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.

2.2 The application site is located within the Primrose Hill Conservation Area, wherein the Council has a statutory duty, under section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990, to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

2.3 Following Officer advice the scale of changes to the rear façade have been reduced. The property already contains a closet wing which the rest of this part of the terrace do not. Increasing its size by 1800mm was considered to bring undue prominence and be out of character with the rest of the terrace and have an adverse effect on this part of the Conservation Area. Officers have now negotiated a 700mm increase in height which would have a minimal visual change and would ensure that the closet wing remains subordinate to the existing dwelling, thereby retaining the integrity of the building.

2.4 The proposed upper ground brick extension would be more in keeping than the existing glazed extension. This level is visible from Berkley Road, which is the perpendicular road to Regents Park Road and the proposed extension at this level is considered a sensitive addition and an improvement on the existing extension. Following Officer advice, the design of the fenestration at upper ground floor level has been revised so that the window openings are not excessively wide and match the rest of the terrace. The positions of the rear windows in this terrace on Regents Park Road are at different levels and different positions. The proposed alterations to the windows, are not considered to cause harm to the appearance of the terrace.

2.5 The proposed lower ground floor rear extension would extend just 800mm in depth further than the existing. A suitable amount of garden space would be retained. The design of the extension would

be appropriate to the existing house by using matching bricks with contemporary glazing.

2.6 The proposed alterations to the roof would appear as negligible changes, with the terraces remaining as is. There are no objections to the removal of the front dormer window and replacement with two rooflights.

2.7 The proposed rear and roof extensions, by virtue of their design, size and siting, would appear subordinate to the host building and would respect and preserve the historic pattern and established townscape of the surrounding area. The proposals would preserve the character and appearance of the host building, the terrace and the surrounding Primrose Hill Conservation Area in compliance with policies D1 and D2 of the Camden Local Plan.

2.8 The proposed green roofs support a sustainable approach to drainage and promote biodiversity in line with policy A3 of the Local Plan. Full details of the green roofs are requested by condition, to ensure that the appropriate substrate depth, species and density and maintenance plan are chosen. At roof level, it is proposed that solar tiles are installed on the rear section of the roof. Full details of these are requested by condition.

3.0 Amenity impacts

3.1 Policy A1 of the Camden Local Plan seek to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, as well as impacts caused from the construction phase of development.

3.2 Following Officer advice the terrace at rear upper ground floor level has been removed from the proposals in order to reduce loss of overlooking, a concern raised by objectors. A condition is added to ensure that the flat roofs are used for access only for maintenance for the green roofs. The roof terraces at roof level are as existing. One new window would be inserted into the closet wing at first floor level. This would serve a bathroom and would not give rise to any direct overlooking impact for nearby residential occupiers. The proposals would not give rise to any further overlooking of 1 Berkley Street, located to the rear of the site, over and above that which already exists.

3.3 The closet wing would be at the same depth as existing, increasing in height by 700mm. This would not cause an unacceptable impact in terms of loss of light on 180 Regents Park Road. The proposed lower ground floor extension would increase in depth by just 800mm and therefore would not give rise to any loss of light for either adjoining occupiers. There would be an increase in height of the first floor extension but the footprint would broadly follow the same building line as the glazed chamfered extension therefore it is unlikely that any adverse amenity impact would occur for number 176 Regents Park Road in terms of loss of light.

3.4 It is considered that the alterations will not harm the amenity of neighbours in terms of light, outlook, privacy, light pollution or noise and would accord with the requirements of policy A1 of the Local Plan.

4.0 Construction Impact

4.1 The site lies within the CMP priority area due to HS2 construction. Policy A1 seeks to resist development that fails to adequately assess and address transport impacts affecting neighbours, and the existing transport network and recognises that disturbance from development can occur during the construction phase. Paragraph 6.13 of the Local Plan lists the type of applications where Construction Management Plans may be sought. These include major applications, those involving basement excavation, developments involving listed buildings and developments with limited access on site accessed via narrow residential streets.

4.2 The Primrose Hill CAAC have objected to the application on the grounds of a lack of the submission of a Construction Management Plan (CMP). CMPs set out a package of measures and practices that are required to manage the impact of a scheme's demolition, excavation and

construction works. Transport Officers have assessed the application and consider that the application involves no basement excavation, and the demolition and extension involved in the development is minor. The site also benefits from off-street vehicle access which could be used for a vehicle and/or skip, meaning there will be less impact on the local highway network. As such it is considered that a CMP is not required in this instance.

5.0 Conclusion

5.1 The proposed development is considered acceptable in terms of design, transport and impact on neighbouring residential amenity. The development is deemed consistent with the objectives of the policies identified above.

6.0 Recommendation

6.1 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 20th 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: 2019/6009/P
Contact: Rachel English
Tel: 020 7974 2726
Date: 15 April 2020

Development Management
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Michaelis Boyd Associates
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W8 4RT

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**178 Regent's Park Road
London
NW1 8XP**

DECISION

Proposal:

Erection of replacement lower ground floor rear extension, replacement of first floor rear extension and creation of green roofs at upper ground and first floor levels. Partial rebuild and raise height of rear closet wing extension. Replacement of uPVC windows and doors with timber windows and doors. Replacement of part roof with hip. Removal of dormer window to front roofslope, insertion of replacement solar panels and new rooflights.

Drawing Nos: (19040-) 000revP1, 001revP1, 002revP1, 003revP1, 004revP1, 005revP1, 006revP1, 007revP1, 010revP1, 020revP1, 100revP1, 101revP1, 102revP2, 103revP2, 104revP1, 105revP1, 106revP1, 110revP1, 111revP1, 112revP1, 113revP1, 114revP1, 115revP1, 200revP2, 300revP1, 301revP2

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 policies 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: (19040-) 000revP1, 001revP1, 002revP1, 003revP1, 004revP1, 005revP1, 006revP1, 007revP1, 010revP1, 020revP1, 100revP1, 101revP1, 102revP2, 103revP2, 104revP1, 105revP1, 106revP1, 110revP1, 111revP1, 112revP1, 113revP1, 114revP1, 115revP1, 200revP2, 300revP1, 301revP2

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

- 4 The use of the roofs of the lower ground and upper ground floor extensions shall be accessed for maintenance only and shall not be used as terraces.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 5 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved ground floor and first floor plans shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details and showing a variation of substrate depth
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 Before the relevant part of the work is begun, detailed drawings and manufacturer's specification details of the solar tiles shall be submitted to and approved in writing by the local planning authority.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

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 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