

Design Access and Heritage Statement_

Proposed alterations to 14 Regents
Park Road, London NW1 7TX

8 May 2020

1. Introduction

- 1.1 This Planning and Heritage Statement has been prepared on behalf of Moray and Wendy MacLennan ("the Applicants"), in support of their application to make alterations and improvements to 14 Regents Park Road, London NW1 7TX ("the Property").
- 1.2 This document should be read in conjunction with the drawings produced by Mark Lewis Design.
- 1.3 Stratagem Planning Consultants have been appointed by the Applicant. Stratagem principal, Dr Mark Matheson M.A. (Planning and Sustainability), MRTPI, is a Chartered Town Planner with extensive experience of development management gained through working at three London local planning authorities as well as in private consultancy.
- 1.4 The Property is located in the Primrose Hill Conservation Area which is subject to an Article 4 (1) Direction. The building is not listed.
- 1.5 The purpose of this statement is to assess the works for which Planning Permission is sought ("the Proposal"). This statement will demonstrate that the changes to the building will have no detrimental impact on the historical or architectural value of the Property or its setting and will preserve and enhance the special character of the Primrose Hill Conservation Area.
- 1.6 The amenity of neighbouring properties is preserved and, in terms of privacy, enhanced.
- 1.7 The proposed building works include:
- alterations to external pipework;
 - new door and window at basement level at front;
 - new sash windows at ground level at rear;
 - new Crittal doors and windows at rear;
 - extension of outrigger at basement level at rear;
 - removal of metal staircase at rear; and
 - construction of wall at rear

- 1.8 No significant additions or alterations are proposed to the façade or appearance of the building facing the highway. The proposed works would for the most part fall under Permitted Development had the PD rights not have been removed on this property by way of the Article 4 Direction.

2. Site Description

- 2.1. The Property is a stucco rendered Victorian terraced house over three storeys and basement, situated on the northern side of Regents Park Road.



Fig 1 – Terrace on Regents Park Road

- 2.2. The Property is currently configured as a 4 bedroom and 3 bathroom house with 3 reception rooms.



Fig 2 – the Property

- 2.3. There is a small patio area at the front with a lightwell separated by a black finished iron railing, and a rear garden.
- 2.4. The surrounding neighbourhood is characterised by buildings of similar typology.

3. Planning History

3.1 The Property

- 3.1.1 Planning permission was granted on 08/07/08 for “erection of roof extension (part infilling of the valley roof) with a dormer window in rear roof slope and a conservation style rooflight in the front elevation)”. **Application Ref:** 2008/1987/P.
- 3.1.2 Planning permission was granted on 05/08/14 for erection of rear dormer, flat roof extension to double pitched roof and front rooflight. **Application Ref:** 2014/3867/P.

3.2 Surrounding sites

There are a number of applications relating to immediately adjoining and surrounding properties, the most relevant of which are summarised below in reverse chronological order:-

- 3.2.1 Planning permission was granted on 04.12.18 for erection of full-width single storey lower ground floor extension with rooflight and green roof, two storey glazed half width extension at ground floor. Creation of roof terrace at ground floor with associated opening. Installation of roof lights. Demolition of existing two storey closet wing extension. **Application Ref: 2018/4365/P.** Address: 21 St Mark's Crescent, London , NW1 7TU.
- 3.2.2 On 31 May 2017, an appeal was dismissed and listed building consent refused for works to Flat B Regents Park Road (2016/3553/L) described as 'the replacement of existing secondary balcony glazing'. The decision is relevant in that refusing the appeal, the Inspector nonetheless found that the special character and appearance of the Primrose Hill Conservation Area was preserved because "the proposal would not be seen from the public domain...".
- 3.2.3 Planning permission was granted on 14 July 2015 for Erection of ancillary outbuilding to rear of rear garden. **Application Ref: 2015/2774/P.** Address: 8 Regent's Park Road , London , NW1 7TX.
- 3.2.4 Planning Permission was granted on 13 April 2013 for Erection of part two, part single storey rear extension to include 1 x roof light, roof terrace with balustrading, alterations to rear patio, following demolition of existing two storey rear extension of single dwelling house. (Class C3). **Application Ref: 2013/0923/P.** Address: 23 St. Marks Crescent, London, NW1 7TU.
- 3.2.5 Planning Permission was granted on 9 July 2012 for Erection of a single storey rear extension with roof terrace over enclosed by metal railings and replacement of existing lower ground floor level front window with french doors and alterations to window at rear ground floor level all in connection with existing flat (Class 3). **Application Ref: 2012/2515/P** Address: Lower Ground Flat, 15 St Mark's Crescent, London, NW1 7TS.
- 3.2.6 Planning Permission was granted on 18 January 2010 for Erection of a conservatory at rear upper ground floor level with raised platform to the rear and staircase leading to garden level

(retrospective). **Application Ref: 2010/0077/P.** Address: 16A Regent's Park Road, London, NW1 7TX.

- 3.2.7 Planning permission was granted on 23.11.09 for Erection of single storey rear extension with green roof and associated alterations including replacement of staircase to garden level, to dwelling house (Class C3). **Application Ref: 2009/4337/P.** Address: 5 St Mark's Crescent, London, NW1 7TS.
- 3.2.8 Planning permission was granted on 13.07.09 for Erection of a single storey rear extension at basement level below the existing ground floor balcony to dwelling house (Class C3). **Application Ref: 2009/2070/P.** Address: 10 St Mark's Crescent, London, NW1 7TS.
- 3.2.9 Planning Permission was granted on for 1 September 2008 for Erection of a terrace at raised ground floor level to the rear of the building and stairs to garden level. **Application Ref: 2008/1337/P.** Address: Flat A, 8 Regent's Park Road, London, NW1 7TX.
- 3.2.10 Planning permission was granted on 21.07.07 for "Erection of a single storey rear extension to provide additional accommodation for existing lower ground and ground floor maisonette." **Application Ref: 2007/4418/P.** Address: 5 St Marks Crescent, London, NW1 7TS.
- 3.2.11 Planning Permission was granted on for 22 May 2006 for Erection of a single-storey rear extension to the lower ground floor of residential dwelling (Class C3). **Application Ref: 2006/3076/P.** Address: 18 Regent's Park Road, London, NW1 7TX.
- 3.2.12 Planning Permission was granted on for 18 May 2006 for ground and part ground floor level with terrace over, new rear dormer and alterations to front entrance portico. **Application Ref: 2006/1430/P.** Address: 12 Regent's Park Road, London, NW1 7TX.

4. Planning Policy and Legal Context

- 4.1. An Article 4 Direction dated 29 April 1993 applies to the Primrose Hill Conservation Area.
- 4.2. The **National Planning Policy Framework 2018 ("NPPF")** sets out in paragraphs 189 and 190 the matters relating to heritage and conservation to be taken into account when considering planning applications.
- 4.3. **London Plan 2016, Policy 7.8** relates to Heritage Assets and Archaeology. It says:-
*"Planning decisions:
 Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate."*
- 4.4. **Camden Local Plan (2017)**
 Policy D1 Design (refers to the Conservation Area Character Appraisals - Primrose Hill 2000).
 Policy D2 Heritage
- 4.5. **Camden Design CPG 1 ((March 2019)**
- 4.6. **Camden CPG 6 – Amenity**
- 4.7. **Camden Altering and Extending Your Home CPG (March 2019)**
- 4.8. **Primrose Hill Conservation Area Appraisal (2000)**

5. Heritage significance

- 5.1. The significance of the Property is derived from the historic and architectural value of the structure and its setting. The setting is comprised of the streetscape of Regents Park Road, and to a lesser extent the rear of the Property, as reflected in the Conservation Area Guide and recent planning decision.
- 5.2. The Conservation Area is comprised of a fairly consistent architectural style to which the façade of the Property contributes on its own terms and as part of its setting on Regents Park Road. The position of the Property enhances its communal value by way of this contribution to the streetscape.

6. Impact and justification

- 6.1 No significant alteration or addition to the front façade of the Property is proposed. The Applicants propose at basement level (Figs 3-5) to replace the existing glazed doors with sash windows

more sympathetic to the character of the property and to install a semi glazed door beneath the entrance steps. This again will be in a design sympathetic to the character of the property. Being within the basement lightwell these changes will not be visible from the street.



Fig 3 – Front lightwell



Fig 4 – Front lightwell



Fig 5 – Front lightwell from inside

6.2 The work is primarily to the rear of the Property (Figs 6-11) and intended to enhance the building and its setting and introduce a modest amount of new living space.



Fig 6 – Existing building and stair to garden



Fig 7 – Rear view of Property



Fig 8 – Rear yard



Fig 9 – Stairs to garden (to be removed)



Fig 10 – View from garden

6.3 The visual impact of the Proposal will be to improve the overall appearance of the rear of the Property and garden in several respects, namely:-

6.3.1 The existing balcony will be supported by new columns.

6.3.2 Unsightly pipework on the front and rear, which has a detrimental impact on the appearance of the building, will be removed, and repaired or replaced with cast iron pipework of the highest quality.

6.3.3 New sash windows at ground floor.

6.3.4 York stone in garden and new retaining wall topped with York stone.

6.3.5 Landscaping in garden.

6.3.6 New Crittall windows on outrigger and rear of kitchen.

6.4 In heritage terms, the non-original staircase from the ground floor down to the garden will be removed. The additional features will be sympathetic to the existing house and improve its overall appearance, with traditional features including the sash windows and York stone complemented by a more contemporary but understated touch in the Crittall glazing.

6.5 The new footprint of the outrigger at basement level is a modest extension into an area already largely occupied by the rear staircase. The historic pattern of the outrigger and courtyard is respected, whilst improvements are to be made to the balcony on the main building.

7. Amenity

7.1 The impact on the residential amenity of neighbouring occupiers is positive.

7.2 The Proposal removes the existing external staircase, which is not only an additional non-original feature, but allows overlooking of neighbouring property by users of the staircase. The Proposal will therefore enhance the privacy of neighbouring occupiers and reduce overlooking.

7.3 The small proposed extension is at basement level and there is no daylight or sunlight impact.

8. Conclusion

- 8.1. The Proposal has a notably positive impact on the Conservation Area by improving the appearance of both the front and the rear of the Property and in particular in removing the external staircase.
- 8.2. This will enhance the special character of the Primrose Hill Conservation Area, in accordance with the requirements of the NPPF.
- 8.3. The impact on the amenity of neighbours is an enhancement of their existing levels of privacy.
- 8.4. The overall impact being to enhance the Conservation Area and neighbour properties we respectfully request that planning permission is granted as soon as possible.