
pcdalton planning

Cleves Lodge

Cleves Wood

Weybridge

KT13 9TH

London Borough of Camden
Development Management
2nd Floor, 5 Pancras Square
C/o Town Hall
Judd Street
London
WC1H 9JE

22 May 2020

Dear Sir/Madam

**PRE-APPLICATION ADVICE REQUEST
2 UPPER PARK ROAD, LONDON NW3 2UP**

On behalf of the property owners, I hereby submit the following documents and ask that these be formally considered as a request for the Council's pre-application advice on the acceptability of the proposals. This submission follows the recent refusal of planning permission (LPA Ref. No. 2019/6226/P). Details of this decision and how the current proposals have sought to respond to it are summarised in this letter.

Enclosures

- Design and Access Statement - Dated 21st May 2020
- Drawing No. PA 099 - Site location plan and Overlooking study
- Drawing No. PA100 - Approved and proposed rear elevations in context
- Drawing No. PA101 - Approved rear elevation, section and image
- Drawing No. PA102 - Proposed rear elevation, section and visual

Background

On 17 March 2020, planning permission was refused for an application to install roller shutters to rear ground floor doors and first floor windows at the subject property. The single reason for refusal given in the decision notice (LPA Ref. No. 2019/6226/P) is that:

"The window and door shutters including shutter boxes and guide rails, by reason of their location, design and appearance, result in an incongruous and non-domestic addition which harms the character and appearance of the building, the terrace and the Parkhill and Upper Park Conservation Area, contrary to Policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017."

In response, the applicants have amended the original proposal to exclude the first floor shutters and commissioned a revised design from a new architect who was working to the brief of preserving the character and appearance of the conservation area. The resulting proposal is now presented to the Council, along with detailed supporting information and full justification of the design approach adopted. The Council's pre-application view on the acceptability of the proposals is requested.

The Current Proposals

The subject property is an end of terrace dwelling located within the Parkhill and Upper Park Conservation Area. Neither it, nor the wider terrace, are listed and the building has been identified as making a neutral contribution to the character and appearance of the conservation area. The proposed roller shutter is located at the rear of the property and is not visible from any public/street views and only at a considerable distance or obliquely from the rear of a limited number of adjoining properties. As reflected in the reason for refusal of previous application LPA Ref. No. 2019/6226/P, there is no impact on residential amenity (privacy, outlook, daylight/sunlight) and no objections to the previously proposed roller shutters were received from the two adjoining properties with views of the rear of the subject property.

The current proposal is for:

“The introduction of a projecting architrave feature and recessed roller shutter to the rear patio doors at the ground floor level of 2 Upper Park Road, London NW3 2UP.”

As explained in the submitted Design and Access Statement, the proposed projecting architrave is an existing built feature which appears on the front of the property. It is therefore entirely in keeping with the built context and character of the area. The proposed projecting architrave is not only an example of good contextual design, but an effective way to hide the proposed shutter box and guide rails and ensure that these are not perceptible from views of the rear of the property.

As a result, the current proposal has directly addressed the previous reason for refusal in the following ways:

- The proposed rear view of the property does not include any features associated with the roller shutter which could be considered as “incongruous” or “non-domestic”;
- The current proposal represents sensitive and contextual design which has replicated an existing built feature on the front of the property and ensures that the proposed roller shutter has no harmful impacts on the character and appearance of the conservation area in accordance with Policies D1 (Design) and D2 (Heritage) of the Camden Local Plan;
- The current submission is a considered and appropriate response to the stated Local Plan policy objectives of minimising crime (Policy D1 – criterion i) and ensuring that the significance of heritage assets is not harmed (Policy D2).

In light of the above, I would be grateful to receive the Council’s earliest pre-application response on the acceptability of the proposed development and also the submitted documentation. It is hoped that this can then be submitted formally as a planning application, and determined promptly given the demonstrated compliance with development plan policy and application of the presumption in favour of sustainable forms of development.

If you would like to discuss any part of the proposal in more detail, please contact me on 07801 417081 or by email at philippa@pcdaltonplanning.co.uk.

Regards

Philippa Dalton
MRTPI