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Dear James Faulconer,

Re: 5 Regent's Park Terrace

Thank you for submitting a pre-planning application enquiry for the above property which was received on 15/09/2020 together with the payment of £1260.99 which was received on 17/09/2020. The advice is based solely on the information provided by the applicant which included photos, as well as an aerial and street view desktop assessment.

Development Description

Erection of two storey glazed rear extension (lower ground and ground levels), or single storey structure with terrace above and external staircase, alterations to existing first floor of the closet wing, new second floor extension, and internal alterations at all levels.

The advice will relate to the three options submitted in relation to the rear extensions and the two options in relation to alterations of the internal floor space.

Planning History

Previous relevant records at the application site:

2016/5642/P (2016/5735/L) - 6 Regent's Park Terrace - Double height rear conservatory (lower ground and upper ground floor level, with new upper ground floor level internally); relocation of upper ground floor level external balcony and steps to garden level; alterations to openings; new skylights to main roof – **Refused 04/01/2017 – Appeal – part allowed**

2016/3302/P (2016/3393/L) - 6 Regent's Park Terrace - Double height rear conservatory (lower ground and upper ground floor level) with upper ground floor level external balcony and steps to garden level – **Granted 12/08/2016**

2016/0595/P (2016/1126/L) - 7 Regent's Park Terrace - Double height rear conservatory (lower ground and upper ground floor level) to replace existing single storey rear conservatory; replacement first floor conservatory – **Granted 31/05/2016**

Site description

The application site is located on the western side of Regent's Park Terrace and is the fifth building within a long row of Grade II listed terraced properties. The building has five floors with rooms at lower ground floor level. The site lies within the Primrose Hill Conservation Area.

Assessment

The main issues for consideration are:

- Design and Heritage
- Impact on amenity
- Sustainability

Design and Heritage

External works

- The application site forms part of a long row of Grade II listed buildings. The properties within the row have been built with closet wings to the rear which vary in height from two to three storey. Numerous buildings have three storey closet wings and have been extended at second floor level with half depth extensions of the structure below. The application building has a similar three storey closet wing and all three proposals include an extension at second floor, across half the depth of the structure below. It is considered that given the prevalence of similar sized extensions in the terrace, the proposal would not cause harm to the significance of the listed building, the character and setting of the wider terrace row and conservation area.
- In relation to the external alterations of the existing second floor, the existing structure has a great expanse of glazing to the rear wall and the side wall facing no. 4, whilst the side facing no. 6 has a solid wall. The proposal would balance the expansion of glazing across both sides of the closet wing, within all three options, by reducing the glazing facing no. 4 and expanding it on the other side equally. This type of alteration has been undertaken to the neighbouring buildings as part of previous consents. Given the current glazing proportions, the proposals are considered to be an appropriate alteration, which would not cause harm to the character of the listed building, character of the adjoining terrace and surrounding conservation area.
- In relation to the infill extension at lower ground floor level the three options are discussed below:

Option 1: Single storey infill extension at lower ground floor level, with terrace above and long staircase into rear garden

- Whilst the proposed single storey infill would be subordinate and appropriate to the host building in terms of its size and proportions, the proposed railings and external staircase into the rear garden, would be appear as an incongruous addition that would be out of character with the surrounding context. You are advised that this proposal in its current form would not be supported by officers if it was submitted as a formal planning application

Option 2: Two storey glazed infill extension across lower ground and ground levels, metal frames in critall window style.

- The proposed extension would appear as a lightweight structure which contrasts with the solidity of the closet wing in an appropriate manner. The proposed critall window pattern would be considered acceptable in this instance as it would relate to the

existing window pattern of the timber sash windows throughout the building. Other similar glazed extensions were granted consent previously within the terrace row. In this context it is likely that in the event of future planning application and subject to further details in relation to the glazed pattern, ways of attachment to host building, the proposals would be acceptable.

- It is noted that in this instance the alterations to the second floor level of the closet wing would also reflect the critical window pattern, which is accepted.
- You are advised that in the event of a future planning application, this proposal would likely be supported by officers. Details of the frames colour would be requested.

Option 3: Two storey glazed infill extension with timber frames and rectangular window pattern. Green roof above the second floor of the closet wing.

- The proposed infill extension would have the same scale and proportions as the one in option 2, but with different window frames material and design. The proposed window pane design would retain the vertical division of three, similar with the one of the timber sash windows throughout the building, which would be considered adequate. The proposed material, wood, would be considered appropriate and details of the type and colour would be requested in the event of a future planning application.
- It is noted that in this instance the alterations to the second floor level of the closet wing would include larger window panes, which is considered appropriate.
- The proposed green roof above the second floor would be considered acceptable, subject to details to be provided in the event of a future planning application, in relation to substrate depth (no less than 100mm), planting density and type and maintenance. However due to its small expansion, this would have a limited impact in terms of biodiversity and therefore you are advised to also consider greater enhancement of biodiversity in the rear garden in increased planting and installation of bird and bat boxes where possible.
- You are advised that in the event of a future planning application, this proposal would likely be supported by officers, subject to further details to include frames colour and ways of attachment to the host building.

Internal works

- Internal alterations are proposed at all levels.
- Except for the second floor, the proposed internal changes appear modest and sensitive to the historic fabric and plan form of the host building.

2nd Floor Option 1: Initial submission

- In relation to the second floor, the property has a standard floor plan, with well proportioned front and back rooms with a central chimney breast, which is part of the historic plan form aimed to be retained.
- The proposed subdivision of the front and rear rooms, by removing the existing central dividing wall, and inserting new internal walls up to the chimney breast, would harm the historic plan form, erode the rooms proportions and the character of the building. In the event of a future listed building consent application, this element of the proposals would not be supported

2nd Floor Option 2: Subsequent submission

- The proposal would retain the existing central dividing wall and divide the front room in two. As with the above, the proposed division would harm the historic plan form, erode the rooms proportions and historic significance of the building. The legibility of

the original front room would be obliterated and would result in awkward terminations of existing cornices and skirting boards. In the event of a future listed building consent application, this element of proposals would not be supported.

Amenity

- It is unlikely that the proposed works would cause harm to neighbouring amenity in terms of loss of light, outlook or privacy due to plot configuration, position of buildings and existing closet wings.

Sustainability

- You are advised to be mindful of the proposed expanse and type of glazing and the passivity of overheating during the summer months.
- The proposed green roof as part of option three is welcomed, however its small expansion might not contribute greatly to the biodiversity of the area, and therefore you are advised to also consider enhancing the biodiversity of the rear garden with increased planting and bird and bat boxes where appropriate.

Recommendations

Overall, the proposed two storey glazed infill extensions are considered appropriate subject to further details to be provided at planning application stage. The single storey structure due to the proposed railings above it and long staircase into the rear garden would result in an incongruous addition. The internal alterations appear adequate, except for the second floor where the proposals would harmfully subdivide the front and rear rooms, eroding the original plan form and cause unacceptable harm to historic significance of the listed building.

Please see appendix 1 for supplementary information and relevant policies.

If you have any queries about the above letter or the attached document please do not hesitate to contact Nora Constantinescu (0207 974 5758)

Please Note: This document represents an initial informal officer view of your proposal based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

Thank you for using Camden's pre-application advice service; I trust this is of assistance in progressing your proposal.

Yours sincerely,

Nora Constantinescu

Planning Officer
Planning Solutions Team

Appendix 1:

Relevant policies and guidance:

- **National Planning Policy Framework (2019)**
- **London Plan (2016)**
- **Draft New London Plan (2019)**
- **Camden Local Plan 2017**
 - Policy A1 Managing the impact of development
 - Policy A3 Biodiversity
 - Policy D1 Design
 - Policy D2 Heritage
 - Policy CC1 Climate change mitigation
 - Policy CC2 Adapting to climate change
- **Camden Supplementary Guidance 2018-2019**
 - CPG – Design
 - CPG – Altering and Extending your Home
 - CPG – Amenity
 - CPG – Energy efficiency and adaptation
 - CPG – Biodiversity

Planning application information:

The following documents should be included with the submission of a full planning application:

- Completed full planning application form and listed building consent
- The appropriate fee
- Location Plan (scale 1:1250)
- Site Plan (scale 1:200)
- Floor plans (scale 1:100) labelled 'existing' and 'proposed'
- Elevations and sections (scale 1:100) labelled 'existing' and 'proposed'
- Section drawings (scale 1:50) labelled 'existing' and 'proposed'
- Design and Access and Statement
- Heritage Statement

In addition to the above, the following elements/details should be included within any formal application:

- Cornice, skirting details
- Flooring details

- Details of all new materials
- Full details of fireplaces if altered
- Joinery for new doors and new windows

More about supporting information for planning applications [here](#).

We are legally required to consult on applications with individuals who may be affected by the proposals. We notify neighbours by displaying a notice on or near the site and placing an advert in the local press. We must allow 23 days from the consultation start date for responses to be received. We encourage you to engage with the residents of adjoining properties before any formal submission.

Non-major applications are typically determined under delegated powers. However, if we receive three or more objections from neighbours, or an objection from a local amenity group, the application will be referred to the Members Briefing Panel if officers recommend it for approval. For more details click [here](#).