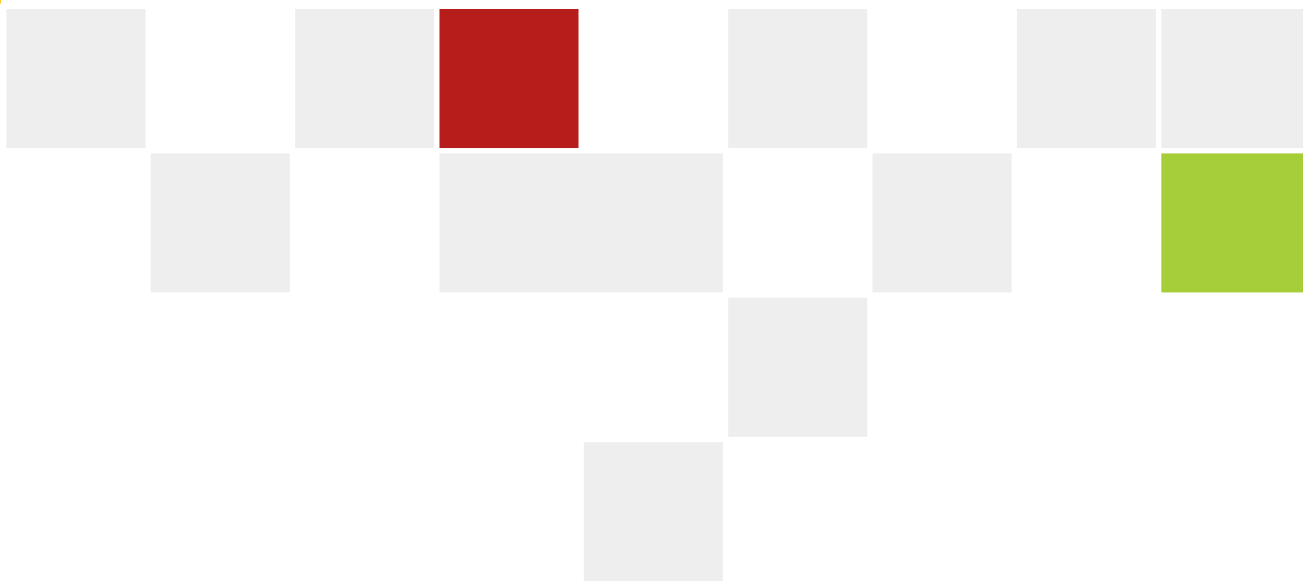


13 Regents Park Road

Planning Statement



Boyer

Report Control

Project:	13 Regents Park Road
Client:	Charles Blackburn
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1. INTRODUCTION AND PROPOSED DEVELOPMENT

1.1 This Planning Statement is submitted in support of a planning application made on behalf of Mr. Charles Blackburn, owner and occupier of the lower ground flat (C3) of 13 Regent's Park Road, NW1 7TL. The application seeks consent for an upper ground floor rear extension.

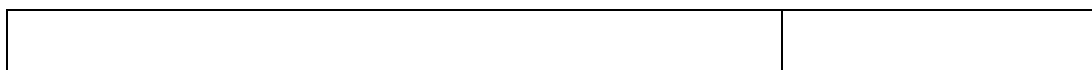
1.2 The proposed description of development is as follows;

Construction of a glazed upper ground floor rear extension.

1.3 The documents submitted with this application are listed below:

Document	Consultant
Application Form and Certificate B	Boyer
CIL Form	Boyer
CGI	Studio McW
Design and Access Statement	Studio McW
Location Plan	Peter Mikic Interiors
Existing Front Elevations (Drawing no. 1062.501)	
Existing Rear Elevations (Drawing no.1062.502)	
Proposed Rear Elevations (Drawing no. 1062.503)	
Alteration Rear Elevations (Drawing no. 1062.504)	
Existing Ground Floor Plan (Drawing no. 1062.505)	
Existing Lower Ground Floor Plan (Drawing no. 1062.506)	
Proposed Ground Floor Plan (Drawing no. 1062.507)	
Proposed Ground Floor Extension Roof Plan (Drawing no. 1062.508)	
Ground Floor Alteration Plan (Drawing no. 1062.509)	
Ground Floor Extension Roof Alteration Plan (Drawing no. 1062.510)	
Degree Rule Elevation (Drawing no.1062.511)	
Degree Rule Plan (Drawing no.1062.512)	

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1.4 This Planning Statement assesses the proposals against the policies in the Development Plan and other material considerations, which are relevant to the determination of the application. The Statement is structured as follows:

- Section 2 – Describes the site and surrounding context;
- Section 3 – Sets out the relevant planning history;
- Section 4 – Provides an overview of regional and local planning policy and guidance relevant to the Proposed Development;
- Section 5 – Sets out the development proposals;
- Section 6 – Provides an assessment of the proposal against the Development Plan and other material considerations;
- Section 7 – Provides a summary and conclusion.

Proposed Development

1.5 The proposed development relates to the construction of rear extension at the upper ground floor. The rear extension will be positioned above the existing ground floor extension and will utilise the existing terrace. The proposals will include a new balustrade to contain the reduced roof terrace.

1.6 The proposed extension comprises a light weight glazed structure which has been strategically designed to ensure it remains subservient to the host building. The materials used for the rear extension include toughened glass for the proposed balustrade, coping stone, dark bronze finish for the proposed window frame, gutter, and roof beam, and stucco finish for the proposed parapet.

1.7 The proposed development comprises the following works:

- Reconfiguration of existing door opening and installation of new wood framed door at upper ground floor level;
- Removal of existing balustrade;
- New proposed glazed structure with dark bronze frame; and
- Installation of new toughened glass balustrade.

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2. SITE AND SURROUNDING AREA

- 2.1 This application relates to 13 Regent's Park Road. The property comprises the lower ground floor flat of a large 4 storey semi-detached property (approx. 235 sqm) located on the southern side of Regent's Park Road.
- 2.2 Regent's Park Road comprises large semi-detached and terraced Italianate Villas and a block of flats, all in residential use. Many of these residential properties have been converted from single dwellings into flats, as well as basement excavations used as habitable dwellings as identified in the Section 3.
- 2.3 The local area is predominantly residential, with a small number of commercial premises located along Gloucester Avenue.
- 2.4 The surrounding area is mixed in uses, with the London Zoo located to the south of the site and commercial premises situated along Parkway Road and Camden High Street.
- 2.5 The property is located within the Primrose Hill Conservation Area, it is not listed but is identified as making a positive contribution to the character of the area. The nearest listed building is located at 10 Regent's Park Road, a block of flats and studios constructed in 1954-6 and designed by Erno Goldfinger. This development proposal, however, would not impact this listed building since the works primarily relate to the rear elevations.
- 2.6 Apart from the Conservation Area, the site has no designations in Camden's Policies Map 2021.
- 2.7 The PTAL score for the site is 3 (where 0 is the worst and 6b is the best). Camden Town Station is located to the east of the site and is an 8 minute walk. The site is also well served by bus stops located along Regent's Park Road.
- 2.8 The site lies in Flood Zone 1 and therefore is at low risk of flooding.

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3. PLANNING HISTORY

Planning Applications

3.1 There is no planning history associated with the site itself.

Pre-Application Advice

3.2 Prior to submitting a planning application, the applicant engaged with the Council through their pre-application advice service. The response was received in November 2020 and provided the Council's response to the proposed development.

3.3 In their response, the Council relate to the SPG 'Altering and Extending you Home' which requires rear extensions to respect and preserve existing architectural features such as projecting bays, and the prevailing pattern of development and established townscape in the surrounding area. This statement and supporting document confirms how the proposed extension is acceptable when assessed against the adopted policies and guidance.

Other Relevant Applications

3.4 Whilst preparing this application, a comprehensive assessment has been undertaken to understand other comparable applications within the site vicinity. A range of rear extensions have been approved along Regent's Park Road which are summarised in the table below.

Address	Reference	Proposal	Decision
178 Regent's Park Road London NW1 8XP	2019/6009/P	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.	Grant permission, 23/04/2020

<p>106-108 Regents Park Road London NW1 8UG</p>	<p>2019/0194/P</p>	<p>Erection of rear extensions at lower ground, ground and first floor levels; partial front infill extension at lower ground floor level; lowering of floor level throughout; and other external changes including fenestration alterations and reinstatement of garden wall in association with reconfiguration of building into single dwelling house (5-bed) and two self-contained units (1x1-bed; 1x2-bed) (C3)</p>	<p>Grant permission, 26/11/2019</p>
<p>106 - 108 Regent's Park Road LONDON NW1 8UG</p>	<p>2018/0478/P</p>	<p>Erection of rear extensions at lower ground and ground floor levels and other external alterations including reinstatement of garden wall in association with reconfiguration of building into single dwelling house (5-bed) and two self-contained units (1x1-bed; 1x2-bed) (C3)</p>	<p>Grant permission, 30/04/2018</p>
<p>85 Regent's Park Road London NW1 8UY</p>	<p>2017/0899/P</p>	<p>Additions and alterations to include conversion of 1 x 3 bed maisonette into 2 x 1 bed flats at 1st, 2nd and 3rd floor level; erection of rear and side infill conservatory to ground floor shop (A1); erection of two storey ground and 1st floor rear extension; erection of one and a half storey 1st floor rear extension; replacement of 1st and 2nd floor rear windows and doors; extension of existing 2nd floor roof terrace enclosed by new balustrade; installation of 2 x replacement rooflights to front roof slope and 1 x new rooflight to flat roof.</p>	<p>Grant permission, 12/06/2017</p>
<p>Flat 1st Floor 65 Regent's Park Road London NW1 8XD</p>	<p>2017/0893/P</p>	<p>Erection of a single storey rear extension to residential flat (Class C3).</p>	<p>Grant permission, 12/05/2017</p>

<p>54 Regent's Park Road London NW1 7SX</p>	<p>2015/2786/P</p>	<p>Lowering of existing lower ground floor level including front lightwell and creation of new front steps. Erection of front and rear extensions at 2nd floor level and single storey extension at rear lower ground floor level with terrace and metal railing above. Increase in width of side dormer to roof, creation of new terrace at 3rd floor level with metal railing and enlargement of existing rear windows. Installation of replacement front dormer window. Conversion from 2 x flats to 1 x single family dwellinghouse.</p>	<p>Grant permission, 09/11/2015</p>
<p>54 Regents Park Road London NW1 7SX</p>	<p>2014/7956/P</p>	<p>Erection of single storey rear extension at lower ground floor level with terrace and metal railing above. Erection of front and rear extensions at 2nd floor level. Increase in width of side dormer to roof, creation of new terrace at 3rd floor level with metal railing and enlargement of existing rear windows. Installation of replacement front dormer window. Conversion from 2 x flats to 1 x single family dwellinghouse.</p>	<p>Grant permission, 28/04/2015</p>

3.5 These applications highlight the acceptability in principle of constructing rear extensions at upper ground floor level to the residential properties along Regent's Park Road. This is discussed further in the following sections.

4. PLANNING POLICY CONTEXT

4.1 This Section outlines the relevant planning policy context which will be considered in the determination of the application proposals. Section 5 assesses the application proposal against the Development Plan documents which currently comprises the London Plan (2016) and the Camden Local Plan, which includes:

- Local Plan (2017);
- The London Plan (2021)

Local Planning Policy

4.2 The Local Plan comprises the Local Plan which was adopted in 2017. The relevant policies from the Local Plan are as follows;

- Policy A1 Managing the impact of development
- Policy D1 Design
- Policy D2 Heritage

Supplementary Planning Guidance

4.3 Camden has adopted eight Planning Guidance documents, which cover a variety of topics such as design, housing, amenity and transport. Of particular relevance to this application is Camden Planning Guidance on Home Improvements (January 2021). The guidance provides specific guidance for rear extensions in relation to design, heritage, and amenity.

Primrose Hill Conservation Area Statement

4.4 Significant considerations has also been given to the Primrose Hill Conservation Area Statement. The site falls within sub area one 'Regent's Park Road South' which is characterised by low density of development and abundant vegetation with a large number of mature street trees and private trees to garden areas creating green corridors to the principle roads. These roads are dominated by large villa style properties that are set back from the highway and surrounded by substantial garden spaces. Rear gardens are also visible through gaps between buildings and in views from secondary roads and mews.

4.5 The Statement makes specific reference to rear extensions/conservatories. The Statement states that rear extensions should be unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. Extensions are required to be in harmony with the original form and character of the house the historic pattern of extensions within the terrace or group of buildings. Rear extensions will not be acceptable where they would spoil a uniformed rear elevation of unspoilt terrace or group of buildings.

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The London Plan

- 4.6 The London Plan (2021) provides the strategic policy context for all of London and seeks to provide an integrated framework for its development.
- 4.7 The Mayor's strategic policies aim to provide more homes, promote opportunity and provide a choice of homes for all Londoners that meet their needs at a price they can afford.
- 4.8 There is a recognised need for all housing types and Policy H1 of the London Plan seeks to increase housing supply and optimise the potential for housing delivery on all sites. Policy D4 ensures that housing developments are designed to the highest quality.
- 4.9 Policy HC1 states that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings.

National Planning Policy

National Planning Policy Framework 2019

- 4.10 The National Planning Policy Framework (NPPF) 2021 is currently in draft form and therefore little weight should be attributed to it.
- 4.11 The NPPF was updated in March 2019 and sets out the strategic planning aspirations. This along with the National Planning Practice Guidance (NPPG) are material considerations in decisions on planning applications. The documents set out the Government's economic, environmental and social planning policies and guidance and identifies that the purpose of the planning system is to promote sustainable development. The NPPF advises that the primary aim of development management is to foster the delivery of sustainable development, not to hinder or prevent development from taking place. The NPPF supports applicants engaging in pre-application discussions.
- 4.12 Paragraph 11 of the NPPF identifies the core planning principles which should underpin both plan making and decision making, this includes being genuinely plan led, not simply being about scrutiny, proactively driving and supporting sustainable economic development, seeking to secure high quality design and a good standard of amenity, promoting the vitality of urban areas, supporting the transition to low carbon futures and promoting mixed use developments.
- 4.13 The NPPF supports a presumption in favour of sustainable development and sets out at Para 11 that 'for decision taking this means: approving development proposals that accord with the development plan without delay'.
- 4.14 Section 16 of the NPPF addresses conserving and enhancing the historic environment. Paragraph 189 requires applications to describe the significance of the heritage assets affected, including any contribution made by their setting. Paragraph 192 states that when determining planning applications, local planning authorities should take account of;

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- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

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5. ASSESSMENT OF THE PROPOSALS

5.1 Section 38(6) of the Planning and Compulsory Purchase Act states that applications must be determined in accordance with the relevant development plan unless material considerations indicate otherwise. This section assesses the proposals against the aims and objectives of the adopted development plan policies.

Rear Extension

5.2 As illustrated in Section 3, there are a number of planning permissions for upper ground floor rear extensions already present along Regent's Park road, such as 65 Regents Park Road (2017/0893/P), 178 Regent's Park Road (2019/6009/P) and at 106-108 Regent's Park Road (2019/0194/P). The presence of comparable rear extensions confirms that the Council has considered built form at this location acceptable in similar contexts. The consents confirm that extending at upper ground floor level is appropriate for the existing character.

5.3 In terms of detail, the Local Plan and supplementary planning guidance sets out requirements for rear extensions across the borough. Camden Planning Guidance Home Improvements (January 2021) provides detailed guidance outlining how the Council will apply planning policies when making decisions on rear extension developments. The guidance set out in the CPG state that rear extensions must:

- be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;
- respect and preserve the original design and proportions of the building, including its architectural period and style;
- be carefully scaled in terms of its height, width and depth;
- respect and duly consider the amenity of adjacent occupiers with regard to daylight, sunlight, outlook, light pollution/ spillage, and privacy;
- ensure the extension complies with the 45 degree test and 25 degree test as set out in the Amenity CPG;
- not cause sense of enclosure to the adjacent occupiers;
- not cause undue overlooking to neighbouring properties and cause a loss of privacy;
- not cause light pollution or excessive light spillage;
- respect and preserve the historic pattern and established townscape of the surrounding area; and
- have a height, depth and width that respects the existing common pattern and rhythm of rear extensions at neighbouring sites, where they exist.

5.4 The proposal is in accordance with the guidance set out in the CPG. The following section confirms acceptability when assessed against the requirements of the CPG.

5.5 The proposed first floor rear extension is small in scale and the light weight materiality ensures the addition is subordinate to the main building.

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- 5.6 As the proposal utilises existing terrace space, the proposed extension does not introduce any opportunities for overlooking. As such, the proposed extension will not impact neighbouring amenity.
- 5.7 The proposed extension does not detract with the existing building and its high quality design will therefore not impact the character of the Conservation Area. A full assessment of the proposed design rationale and precedents used to inform the design approach are provided in the supporting DAS.
- 5.8 Overall, the proposed rear extension is considered to be subordinate to the building being extended, which allows the existing building to remain the focal point. The careful design and layout of the proposed extension means the development accords with all criteria set out in the SPG and should be accepted by the Council.

Design

- 5.9 NPPF Section 12 requires development proposals to be well designed so that they function well and add to the overall quality of the area, are visually attractive, and sympathetic to local character and history.
- 5.10 London Plan Policy D4 sets out guidance to ensure that development proposals are of the highest quality design. Furthermore Policy D5 encourages inclusive design and requires places to be designed to create inclusive neighbourhoods.
- 5.11 Camden's Local Plan Policy D1 (Design) requires development to be of the highest architectural and urban design quality which improves the function, appearance and character of the area. Proposals are required to respect local context and character; preserve and enhance the historic environment; is sustainable in design and construction; is of sustainable and durable construction; integrates well with the surrounding streets and open spaces; incorporates outdoor amenity space and provides a high quality of accommodation for housing.
- 5.12 Paragraph 7.10 states that alterations and extensions should be carried out in materials that match the original or neighbouring buildings, or, where appropriate, in materials that complement or enhance a building or area.
- 5.13 CPG Home Improvements (January 2021) will support rear extension proposals that are to be built from materials that are sympathetic to the existing building, wherever possible. Furthermore, paragraph 3.1 of the CPG states that rear extensions should respect and preserve existing architectural features, such as projecting bays, and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space.

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- 5.14 The proposed rear extension is considered to be a proportionate form of extension to the host dwelling which does not detract from the character and appearance of the locality. Through careful design, the proposal does not harm the character and appearance of the conservation area. Additionally, the development would be carried out using appropriate, high quality materials and finishes, which will help to ensure that development quickly and positively assimilates into the surrounding context, overall securing the preservation of the area's character.
- 5.15 The proposed rear extension will create a habitable space which would not have a demonstrable impact on the character and appearance of the hosting dwelling or its vicinity. There would be limited visible external manifestation of the rear extension as it will be shielded behind the parapet wall adjacent to the neighbouring building. The new rear extension would receive excellent levels of natural light and views out of the property for the existing residents of the dwelling.
- 5.16 The location of the proposed extension is carefully considered to ensure the prominent features of the façade, such as projecting bays, remain the focal point of the rear elevation.
- 5.17 A full overview of the design is outlined in the supporting DAS.
- 5.18 In summary, the proposed rear extension is considered to be in keeping with the scale and proportion of the existing property. The design of the rear extension, sitting within the confines of the existing rear terrace, prevents the loss of privacy and overlooking to the occupiers and neighbours of the property. Overall, the proposed extension complies with each of the design criteria set out within Policy D1 of the Local Plan and the Home Improvements CPG and should be accepted by the Council

Impact on the Conservation Area

- 5.19 Policy HC1 of the London Plan seeks to mitigate the impact of development proposals on heritage assets, and their settings and avoid harm and identify enhancement opportunities.
- 5.20 Local Plan Policy D1 (Design) states that rear extensions must respect the wider historic environment and buildings, spaces and features of local historic value.
- 5.21 Local Plan Policy D2 (Heritage) sets out that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. In order to maintain the character of Camden's conservation areas the Council will take account of conservation area statements and appraisals when assessing applications.

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- 5.22 The Primrose Hill Conservation Statement contains a specific section which addresses rear extensions. The Statement states that rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. Extensions are required to be in harmony with the original form and character of the house and respect the historic pattern of extensions within the terrace or group of buildings. Rear extensions will not be acceptable where they would spoil a uniformed rear elevation of unspoilt terrace or group of buildings.
- 5.23 As illustrated in Section 3, there are a number of rear extensions present along Regent's Park Road and in the surrounding area. For instance, there are rear extensions at no.'s 54, 65, 85, 106, 108, and 178 Regents Park Road. The presence of these rear extensions means the rear elevations of the buildings around the application site is not uniform and therefore the proposed development would not spoil a uniform rear elevation.
- 5.24 The proposed rear extension would be situated within the footprint of the existing rear terrace with the only external manifestation being the discrete glass façade. The choice of materials means that the host building remains the focal point and the extension sits harmoniously with the existing property.
- 5.25 Overall, the proposed rear extension is seen to have no impact on the Conservation Area and is therefore considered to be compliant with London Plan Policy HC1 and Local Plan Policy D2.

Amenity

- 5.26 The London Plan Policy D3 (Optimising site capacity through design-led approach) requires development proposals deliver appropriate outlook, privacy and amenity.
- 5.27 Local Plan 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, outlook, daylight, sunlight and noise.
- 5.28 CPG Home Improvements (2021) provides guidance for rear extensions in respect of impact on amenity. The guidance state that rear extensions must:
- respect the amenity of adjacent occupiers with regard to daylight, sunlight, outlook, light pollution/spillage and privacy;
 - comply with the 45 degree test and 25 degree test;
 - not create a sense of enclosure for adjacent occupiers;
 - not cause undue overlooking to neighbouring properties and cause loss of privacy;

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- not cause light pollution; and
- not impact the wildlife on adjacent sites.

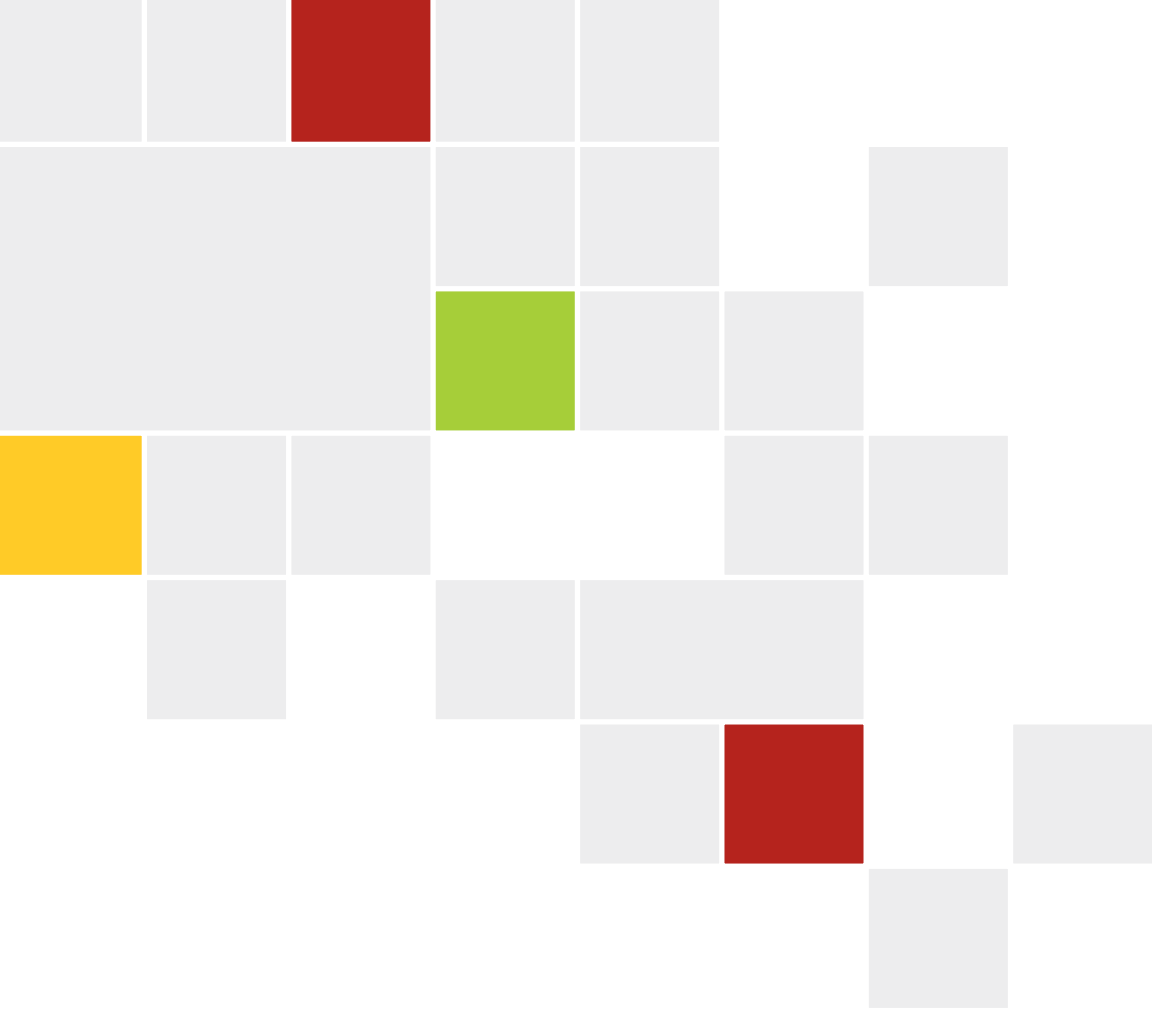
- 5.29 CPG Amenity (2021) provides specific guidance with regards to overlooking, privacy and outlook. The guidance states that extensions should be design to protect the privacy of occupiers of both existing and proposed dwellings, and be carefully design to avoid overlooking.
- 5.30 The proposed development will not impact the amenity of neighbouring resident as the rear extension will replace the existing roof terrace. The Council confirmed that there would be no impact on neighbouring daylight, sunlight, privacy or outlook as a result of the proposed development. The response states; *“the size, scale and location of the proposed first floor rear extension is not considered to cause harm to the amenity of neighbouring residents in terms of loss of light or outlook. Furthermore, the proposed roof terrace at ground floor level would share the same location and outlook as the existing terrace at the site and would not exacerbate current levels of overlooking as a result”*.
- 5.31 The supporting plans demonstrate that the proposed extension complies with the 45 degree code this is demonstrated in the supporting DAS.
- 5.32 As a result of the proposed extension there would be no impact on neighbouring amenity with regards to outlook, privacy, daylight, sunlight or noise. The proposed development is considered to be acceptable and compliant with the objectives of London Plan Policies D3 and Local Plan Policy A1.

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6. CONCLUSION

- 6.1 This planning application seeks permission for an upper ground floor rear extension to create a habitable room at 13 Regent's Park Road, London, NW1 7TL.
- 6.2 The rear extension is in keeping with the scale and proportions of the existing property and with each of the specific design criteria set out within Local Plan and the supplementary planning documents. The proposed extension remains subservient to the main house and through lightweight design ensures that the rear elevation, and in particular projecting bays, of the dwelling remains the focal point of the property. The design of the rear extension, positioned within the footprint of the existing roof terrace, prevents the loss of privacy or overlooking to the occupiers and neighbours of the property.
- 6.3 The design of the development would achieve a high standard, preserving the character of the conservation area without causing any harm.
- 6.4 It is considered that the proposals would comply with the relevant policies of the development plan, taking account of material considerations, and would therefore be acceptable and planning permission should be approved without delay, subject to necessary safeguarding planning conditions.

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