

6<sup>th</sup> May 2021  
Our Ref: 20.5145

24 Southwark Bridge Road  
London  
SE1 9HF

T 0203 268 2018

Mr Patrick Marfleet  
Camden Planning Department  
London Borough of Camden 2nd Floor, 5 Pancras Square  
c/o Town Hall, Judd Street  
London  
WC1H 9JE

Dear Mr Marfleet,

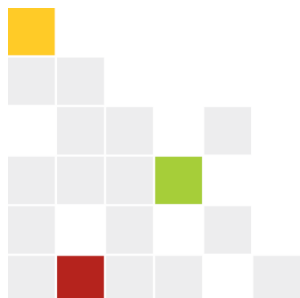
**Re: Response to internal consultee and public comments in relation to planning application (ref: 2021/1038/P) at 13 Regent's Park Road, London, NW1 7TL**

We write on behalf of the applicant, Mr Charles Blackburn, to respond to the comments received from officers and from the public in regard to the above planning application, which was submitted to the Council on 18<sup>th</sup> March 2021. The description of development read:

*"Erection of glazed upper ground floor rear extension."*

In terms of the overall impact on the Conservation Area, we consider the impact to be negligible since the rear extension is unobtrusive and small in scale, and would therefore not adversely affect the character of the building or the Conservation Area. As outlined in our planning statement, there have been a number of similar applications for rear extension permitted along Regent's Park road and therefore sets a precedent for rear extensions in the Conservation Area. The examples 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



106-108 Regents Park Road London NW1 8UG	2019/0194/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)	Grant permission, 26/11/2019
106 - 108 Regent's Park Road LONDON NW1 8UG	2018/0478/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)	Grant permission, 30/04/2018
85 Regent's Park Road London NW1 8UY	2017/0899/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.	Grant permission, 12/06/2017
Flat 1st Floor 65 Regent's Park Road London NW1 8XD	2017/0893/P	Erection of a single storey rear extension to residential flat (Class C3).	Grant permission, 12/05/2017
54 Regent's Park Road London NW1 7SX	2015/2786/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.	Grant permission, 09/11/2015

54 Regents Park Road London NW1 7SX	2014/7956/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.	Grant permission, 28/04/2015
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Considering the significant number of applications permitted along Regent's Park Road, we see no reason why this application would fall outside of planning policy and guidance.

The letter will now set out a case as to why the proposed rear extension would comply with the majority of the policies set out in the Development Plan. When assessing the balance of the policy and guidance we consider the application for a rear extension to comply with great majority of criteria within the policy and on that balance planning permission should be granted.

Camden's Local Plan (2017) relevant policies to this application include Policy A1 (Managing the impact of development), Policy D1 (Design) and Policy D2 (Heritage).

- 1) **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.

The proposed development will not impact the amenity of neighbouring resident as the rear extension will replace the existing roof terrace, as confirmed in the Council's pre-app response.

- 2) **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. 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.

The proposed rear extension is considered comply with the policy outlined above, as the rear extension is designed to be a proportionate form of extension to the host dwelling which positively assimilates into the surrounding context and does not detract from the character and appearance of the locality.

- 3) **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.

As outlined above, there are a number of rear extensions present along Regent's Park Road and in the surrounding area. 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.

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.

In terms of relevant supplementary planning guidance, the Home Improvements SPD is of particular relevant. we consider the proposed rear extension to comply largely with the criteria set out in document. In summary, the proposed rear extension complies with the majority of the criteria set out in the guidance, and is therefore considered to:

- be subordinate to the building being extended - **comply**;
- be built from materials that are sympathetic to the existing building – **comply**;
- respect and preserves the original design and proportions of the building - **comply**;
- respect and preserve existing architectural features - **comply**;
- be carefully scaled in terms of height - **comply**;
- allow for retention of reasonably sized garden as its above lower GF extension - **comply**;
- complies with Building Regulations for energy efficiency measures – **comply**;
- respect and duly consider the amenity of adjacent occupiers with regard to daylight, sunlight, outlook, light pollution/ spillage, and privacy - **comply**;
- complies with the 45 degree test and 25 degree test as set out in the Amenity CPG – or demonstrate BRE compliance via a daylight test - **comply**;
- not cause sense of enclosure to the adjacent occupiers - **comply**;
- not cause undue overlooking to neighbouring properties and cause a loss of privacy - **comply**;
- opaque lightweight materials such as obscured glass on elevations abutting neighbouring properties, in order to minimise overlooking- **comply**;
- not cause light pollution or excessive light spillage that would affect – **comply**;
- respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space - **comply**;
- retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area- **comply**; and
- have a height, depth and width that respects the existing common pattern and rhythm of rear extensions at neighbouring sites, where they exist - **comply**.

In line with guidance set out within the Primrose Hill Conservation Area Statement, the proposed is considered to unobtrusive, small in scale and use materials that allow the building to be seen

through the extension. As outlined above, there have been a number of applications for rear extensions that have been permitted and therefore would not spoil a uniformed rear elevation within the terrace.

In summary, when viewed on balance of the policy and guidance we consider the application for a rear extension to comply with great majority of criteria within the policy and on that balance planning permission should be granted.

Please do not hesitate to get in touch if you require further information in relation to our response to consultee and public comments.

Yours sincerely



**Alexandra Bamford**  
**Graduate Planner**

**Tel: 07546406181**

**Email: [AlexandraBamford@boyerplanning.co.uk](mailto:AlexandraBamford@boyerplanning.co.uk)**

