

Delegated Report		Analysis sheet		Expiry Date: 03/05/2021	
		N/A		Consultation Expiry Date: 18/04/2021	
Officer			Application Number(s)		
Patrick Marfleet			2021/1038/P		
Application Address			Drawing Numbers		
Flat Lower Ground and Ground Floor, 13 Regent's Park Road London NW1 7TL			Please refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of glazed upper ground floor rear extension.					
Recommendation(s):		Refuse Planning Permission			
Application Type:		Full Planning Permission			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
Adjoining Occupiers:		No. of responses	04	No. of objections	04
Summary of consultation responses:		<p>Site notice: displayed from 24/03/2021 to 17/04/2021 Press notice: displayed from 25/03/2021 to 18/04/2021</p> <p>Four objections were received from neighbouring residents at 11 and 15 Regent's Park Road and the following concerns raised:</p> <ol style="list-style-type: none"> 1. The proposed glazed extension is out of context, incongruous and detrimental to the character and setting of the host and neighbouring properties. 2. The proposals will have an overbearing impact and create an unacceptable sense of enclosure to neighbouring properties. 3. The property is located within the Primrose Hill Conservation Area and, if permitted, will be the first development of its type in the road and could set a worrying precedent with similar developments having a cumulatively significant detrimental impact upon the character and appearance of the Conservation Area. 4. Despite the fact that the proposals appear to adhere to the 45 and 25 degree rules the proposal will have a detrimental impact upon the 			

	<p>sunlight and daylight to the neighbouring property at No.15 due to its proximity to habitable room windows and the resultant height of the proposed flank wall.</p> <p>5. The proposals would harm neighbouring amenity by reflecting the sun by day and radiating light from within at night. This would be further exacerbated by the disturbance of noise when complete and in use.</p>
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Local Groups	<p>The Primrose Hill CAAC objected to the application on the following grounds:</p> <p>The house is one of a pair, with no. 15, and is part of a group which are formally identified as making a positive contribution to the conservation area. The significant characteristics which have been identified in the Primrose Hill Conservation Area Statement (2001) – current SPD – at p. 9, include the elements of symmetry, and the projecting bays which contribute to that symmetry. The proposal would seriously harm these significant elements of the pair of houses. The addition to the raised ground floor is especially damaging to the symmetry of the original building because of its height– in effect an additional storey – while the construction of the wall to the neighbours is especially obtrusive and makes things worse. As such, the proposals would neither preserve nor enhance the character and appearance of the conservation area.</p>
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Site Description

The application site is located on the southern side of Regent's Park Road and relates to a four storey semi-detached property which has been divided into flats. 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.

Relevant History

2013/6901/P: Erection of single storey rear extension at lower ground floor level with terrace above, replacing the existing conservatory and terrace above. Granted 10/02/2014

Relevant policies

National Planning Policy Framework 2019

The London Plan 2021

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance 2018/2019

CPG Design

CPG Amenity

Primrose Hill Conservation Area Statement

Assessment

1 PROPOSAL

1.1 Planning permission is sought for the erection of a glazed single storey rear extension at upper ground floor level. The proposed extension would be located above the existing lower ground floor rear extension and would include a small terrace area with glazed balustrade and the erection of a 2.4 metre high parapet wall along the boundary with No.15.

2 ASSESSMENT

2.1 The material considerations for this application are as follows:

- Design
- Amenity of neighbouring residential occupants

2.2 Design

2.2.1 Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

2.2.2 In support of the aforementioned design and heritage policies, paragraph 3.1 of the Council's planning guidance document *Altering and Extending Your Homes* 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.

2.2.3 The rear elevations of the host property and the adjoining property at No.15 each have grand two storey bay windows at ground and lower ground floor level, which form an attractive feature that is a common characteristic of several other pairs of semi-detached dwellings on this side of the street. Therefore, the proposed upper ground floor rear extension, whilst relatively small and lightweight in appearance, is considered to detract from the existing bay window feature and would unbalance the symmetry of the two properties when viewed from the rear. Furthermore, officers note that the rear elevations of neighbouring properties along this side of the street remain free from development at upper ground floor and above. The proposed extension is therefore considered to introduce an alien feature that would fail to preserve the historic pattern and established townscape of the surrounding conservation area.

2.2.4 Policies PH25, PH26, PH27, PH28 and PH30 of the Primrose Hill Conservation Area Statement are also relevant with regard to the proposed extension. These policies require rear extensions to be sympathetic to their immediate and wider context within the conservation area. Policy PH27 expects development to be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings whilst Policy PH28 states that rear extensions will not be acceptable where they would spoil the uniformed rear elevations of an unspoilt terrace or group of buildings.

2.2.5 As mentioned above, the application site forms part of a group of five semi-detached properties along this particular part of Regent's Park Road which remain unimpaired by development to the rear at upper ground floor level. As such, the proposed extension is considered to be at odds with the historic form and pattern of development to the rear elevations of this group of buildings and would introduce an alien feature that would interrupt what would otherwise be a group of uniformed rear elevations, and cause harm to the character and appearance of the conservation area.

2.2.6 Special attention has been paid to the desirability of preserving or enhancing the character or

appearance of the host building and conservation area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The overall size and design of the proposed extension is considered to cause unacceptable harm to the character and appearance of the Primrose Hill Conservation Area.

2.3 Amenity of neighbouring residential occupants

2.3.1 Policy A1 of the Local Plan 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.

2.3.2 The size, scale and location of the proposed extension is not considered to cause harm to neighbouring amenity in terms of loss of light, outlook or privacy. Officers note the concerns raised by adjoining residents at No.15 with regard to the harmful impact the proposed extension and parapet wall will have on their amenity in terms of loss of light and outlook. However, the height and limited depth (2.1m) of the proposed parapet wall along the shared boundary is not considered to cause harm to neighbouring amenity in terms of loss of light or outlook. Furthermore, the applicant has submitted plan and elevation drawings to demonstrate that the proposal would not breach the 45 degree line take from the centre of the closest neighbouring window at No.15, in accordance with BRE guidance.

2.3.3 Whilst the proposed terrace area would be set further forward than the existing terrace above the lower ground floor extension at the site, it would share the same outlook over the host and neighbouring rear gardens and is not considered to exacerbate current levels of overlooking as a result.

3 Recommendation

3.1 Refuse planning permission