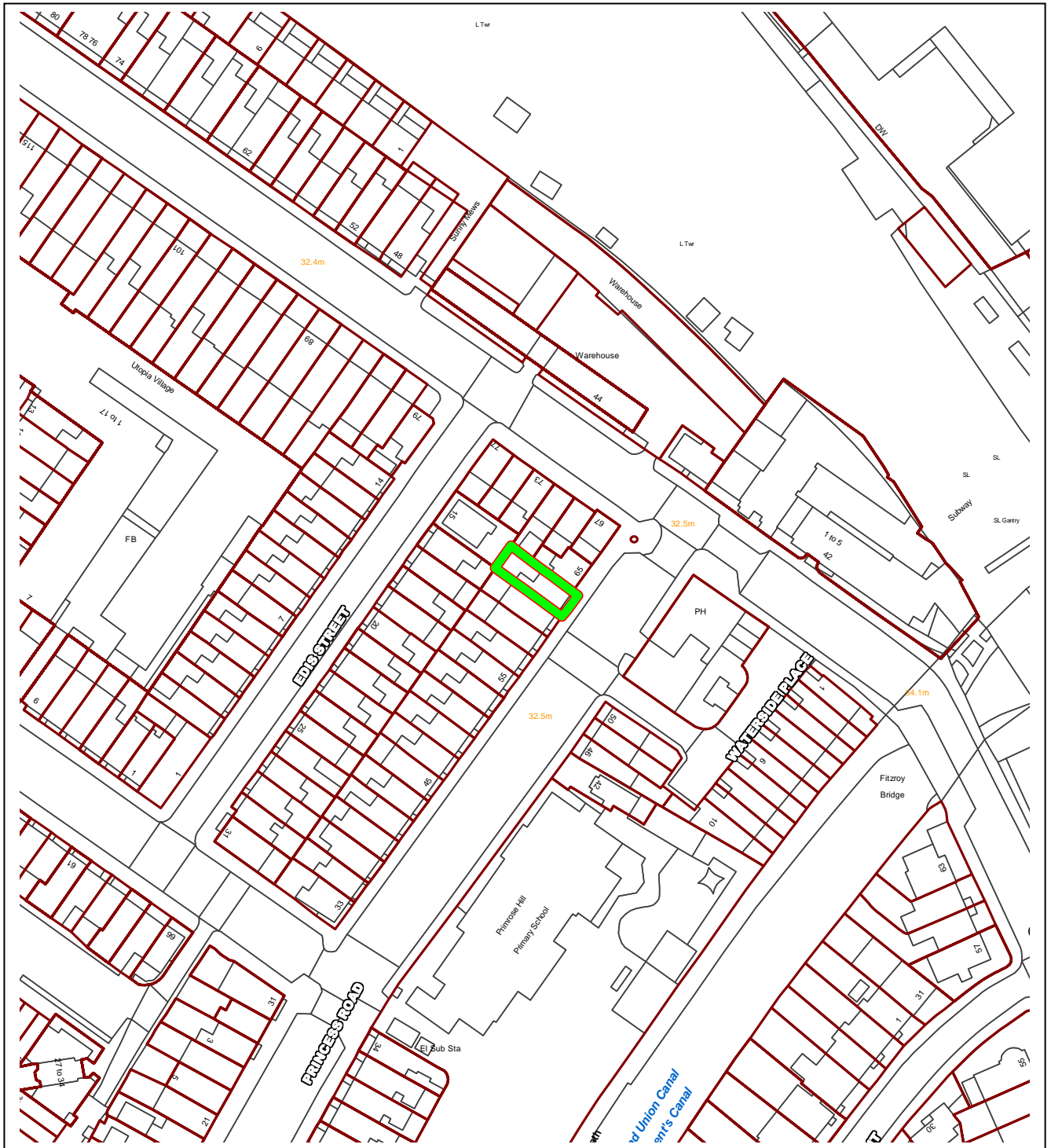


63 Princess Road, NW1 8JS ref. 2021/0534/P



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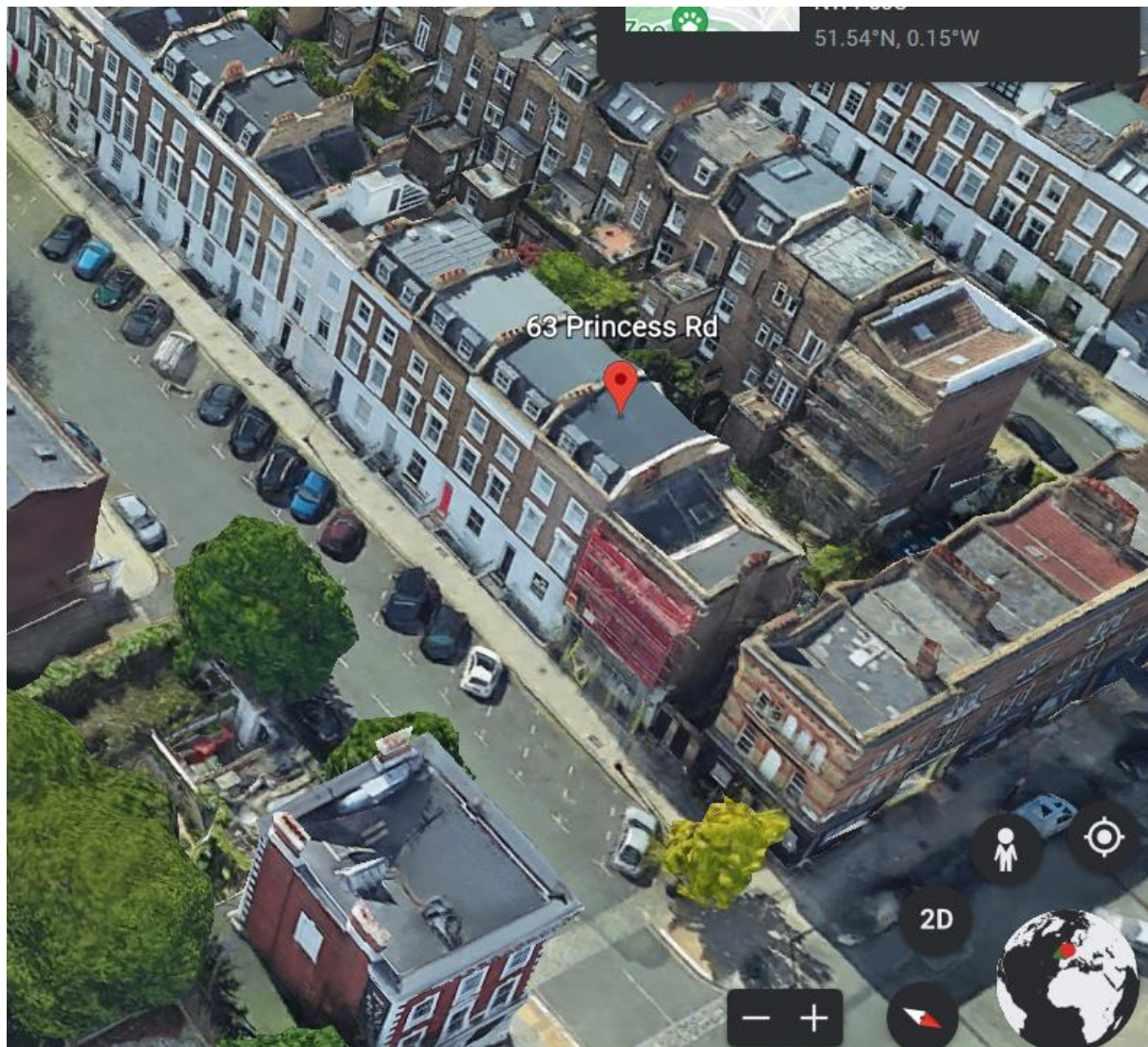


Image 1 (above): aerial photo



Image 2 (above): View of the window from street



Image 3 (above): Showing view of the window at basement level looking south.



Image 4 (above): Looking south showing the basement window.

Delegated Report (Members Briefing)	Analysis sheet	Expiry Date:	16/06/2021
	N/A	Consultation Expiry Date:	28/06/2021
Officer		Application Number(s)	
Obote Hope		2021/0534/P	
Application Address		Drawing Numbers	
63, Princess Road London NW1 8JS		See draft decision	
Proposal(s)			
Replacement of the doors and windows to the rear elevation; replacement of front window within the front light-well; replacement of the existing front door; relocation of the external rear stair in the garden and replacement of metal railing located on the rear balcony stairs (retrospective).			
Recommendation(s):	Grant conditional planning permission		
Application Type:	Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	Site notices Press notice	17/03/2021– 10/04/2021 18/03/2021– 11/04/2021	No. of responses	0	No. of objections	0
Summary of consultation responses:	None Received					
Primrose Hill CAAC	<p>Primrose Hill CAAC has objected to the proposed scheme on the following grounds which are summarised below:</p> <p>1) an original and surviving 4-panel door should be kept</p> <p>2) the window frames to the front elevation: again, they should be timber with appropriate details to maintain consistency across the terrace;</p> <p>3) On the frames to the rear: we note that the windows it is proposed to replace are not original, and there is a variety at the rear elevation which is different from the more formal front elevation.</p> <p><i>Officer response:</i></p> <p>1) See section 4 ‘Design’</p> <p>2) See section 4.7 below</p>					

Site Description

The host building is a single family dwellinghouse comprising basement, ground, first and second floors. A terraced property located on the western side of Princess Road. Each terrace is defined by a step up to a single door at the ground level with fixed transom window above to the left and a wide sash window to the right. Double full height sash windows in a two-over-two configurations are found on the first floor and similar but smaller windows are on the second floor.

The host building is identified as making a positive contribution to the Primrose Hill Conservation Area.

Relevant History

Relevant planning records at the application site:

Planning permission, **2020/1914/P**, was granted for variation of condition 2 (approved plans) of planning permission 2020/0093/P dated 26/03/2020 for the erection of a single storey rear infill extension at lower ground floor level and installation of metal balustrade for a Juliet balcony at upper ground floor level. Namely, alterations to fenestration at lower ground floor level and reduction in width of the balcony and door at upper ground floor level. Granted 08/12/2020.

Planning permission, **2020/0093/P**, was granted for the erection of a single storey rear infill extension at lower ground floor level and installation of metal balustrade for a Juliet balcony at upper ground floor level. Granted 26/03/2020.

Planning permission, **2017/6265/P**, was granted for the erection of a mansard roof extension at third

floor level with reinstatement of the rear butterfly parapet; extension and alterations to lower ground floor within the front lightwell; single storey rear extension at lower ground level; alteration of two rear facing windows to the rear closet wing extension; replacement of external rear staircase and metal railings of the rear roof terrace with glass balustrading; replacement of balustrade on roof terrace above closet wing extension with glass balustrading; application of render to the existing rear closet wing extension; and replacement of 1st and 2nd floor rear windows. Granted 06/03/2018.

Planning permission, **2012/3507/P**, was granted for the erection of mansard roof extension with rear roof terrace all in connection with existing dwellinghouse (Class C3). Granted 2012/3507/P. Granted 20/10/2011

Full planning permission, reference **2011/4488/P**, was granted for: Renewal of planning permission granted 08/09/2009 (ref: 2009/3411/P) for erection of additional storey to existing 2 storey rear extension of dwelling house (Class C3). Granted 20/10/2011.

Full planning permission, reference **2011/4493/P**, was granted for: Renewal of planning permission granted 09/03/2008 (ref: 2008/5591/P) for single-storey glazed infill extension to rear lower ground floor; new entrance steps to front lightwell and the replacement of a door with a window within the basement area to an existing dwelling house(C3). Granted 17/10/2011.

Relevant policies

National Planning Policy Framework (2021) The London Plan (2021)

Camden Local Plan (2017)

Policy D1 – Design

Policy D2 – Heritage

Policy A1 – Managing the impact of development

Camden Planning Guidance (CPG)

CPG - Design (2021)

CPG - Amenity (2021)

CPG – Home Improvement (2021)

CPG - Energy efficiency and adaptation (2021)

Primrose Hill Conservation Area statement (2000)

Assessment

1. Proposal

1.1 Retrospective consent is sought for:

- Replacement of the timber framed four panel entrance door;
- Replacement of front metal window with aluminium window located within the lightwell on the front elevation;
- Replacement of four timber windows and two timber doors located on the rear elevation with aluminium windows/doors. Replacement of rear side white timber window with aluminium anthracite colour door, and;
- The relocation of the position of external rear stair in the garden and replacement of metal railing located on the rear balcony stairs with glass balustrade framed in anthracite colour steel.

2.0 Revision

2.1 During the course of the application the design of the front door was revised as per the CAAC's suggestion, and the unauthorised six panel timber framed 6 panel door would be replaced with a reinstated 4 panel door.

3.0 Considerations

3.1 The main issues to be considered are:

- Design and heritage
- Amenity

4. Design

- 4.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. Development should consider the character, setting, context and the form and scale of the host building and neighbouring properties, and the quality of materials to be used.
- 4.2 Policy D2 states that the Council will seek to manage development in a way that retains the distinctive character of conservation areas and will therefore only grant planning permission for development that preserves or enhances the special character or appearance of the area.
- 4.3 CPG Home Improvement (2021) notes that contemporary design approaches in alterations must be sensitive to the property and its context and alterations/extensions must complement the host property without eroding or harming its character, or that of the surrounding area. It notes that alterations should be designed from materials that are sympathetic to the existing building; should respect and preserve the original design including its architectural period and style. In this case, detached dwellings consists of uniform window details and alterations to the fenestration would preserve the host building's appearance.
- 4.4 The proposal would replace the existing unauthorised six panel timber door, with a four panel front door similar to the pre-existing door which is welcomed as the use of traditional design door at ground floor level better reflects the character of the Conservation Area. A condition would be attached to any approval requiring details of the door to be submitted and approved.
- 4.5 Whilst the proposed elevational treatment has been adapted over the years and there is traditional rhythm and hierarchy associated with the windows and door openings of the surrounding properties within the Primrose Hill Conservation Area, the architectural integrity including the use of traditional materials of openings at ground and first floor levels has predominantly remained. Thus, the properties are largely preserved to the principal elevation. Notwithstanding this, the rear of other buildings located in the terrace have been substantially altered in the past. The general form of the fenestration treatment associated with the replacement of the windows and doors and the installation of the glass balustrade is therefore considered to be acceptable. Whilst modern in its approach, it retains some traditional materials and openings which is acceptable. The proposed facing material of the aluminium framed windows/door is therefore considered to be acceptable and the Council's Conservation Officer raised no objection to the proposed design of the doors.
- 4.6 The property has an existing external staircase with a small platform which provides access at rear ground floor level. This application seeks to introduce a glazed balustrade that replaces the metal railings in a similar location along the boundary with No.65 Primrose Hill. The proposed siting and design of the glazed balustrade is considered to be appropriate and would not detract from the appearance of the property's rear elevation. The new glazed balustrades would not detract from the overall appearance, particularly at the ground floor rear elevation level. It is noted that the terrace is characterised by a range of fenestration treatment. On balance, the proposal's detailed design, scale and siting would not appear out

of character.

- 4.7 The CAAC have raised concern that the window in the front lightwell should be kept. However, the fenestration treatment on the front elevation would match the opening of the existing window, except the window is aluminium framed of a similar design. Moreover, all applications are determined on a case by case basis and in this instance given the window is located at lower ground floor level, there would be limited opportunity to view the window in the wider context of the conservation area. Thus, the change in window design at this level is not considered to be detrimental to the character and appearance of the host property and wider conservation area.



Image 1 (above): View of the window looking north.



Image 2 (above): View of the window looking south.

3. Amenity

- 3.4 Policy A1 seeks to protect the quality of life of occupiers by only granting permission for development that would not harm their amenity. The main factors which are considered to impact the amenity of neighbouring residents are overlooking, loss of outlook and sense of enclosure, implications on daylight, sunlight, light pollution and noise.
- 4.2 Given the minor scale and nature of the works with the openings not being increased in any way, the proposal is compliant with policy A1 and is not considered to cause harm to the amenity of neighbouring properties in terms of loss of light, privacy or overlooking. Furthermore, the rearrangement of the stairs and platform are not considered to increase existing levels of overlooking.

4. Recommendation

- 4.4 Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 31st August 2021, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2021/0534/P
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 23 August 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Belsize Architects
48 Parkhill Road
London
NW3 2YP

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
63 Princess Road
London
NW1 8JS

Proposal: Installation of the doors and windows to the rear elevation; replacement of front window within the front light-well; replacement of the existing front door; relocation of the external rear stair in the garden and replacement of metal railing located on the rear balcony stairs.

Drawing Nos: 110RN-P200; LP100; P100; S100; S200; S201; S301; P201; P301 and Design and Access Statement commissioned by Belsize Architect dated August 2021.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 110RN-P200; LP100; P100; S100; S200; S201; S301; P201; P301 and Design and Access Statement commissioned by Belsize Architect dated August 2021.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Before the relevant part of the work is begun, detailed drawings, including sections at 1:10 of new external door shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer

DRAFT

DECISION