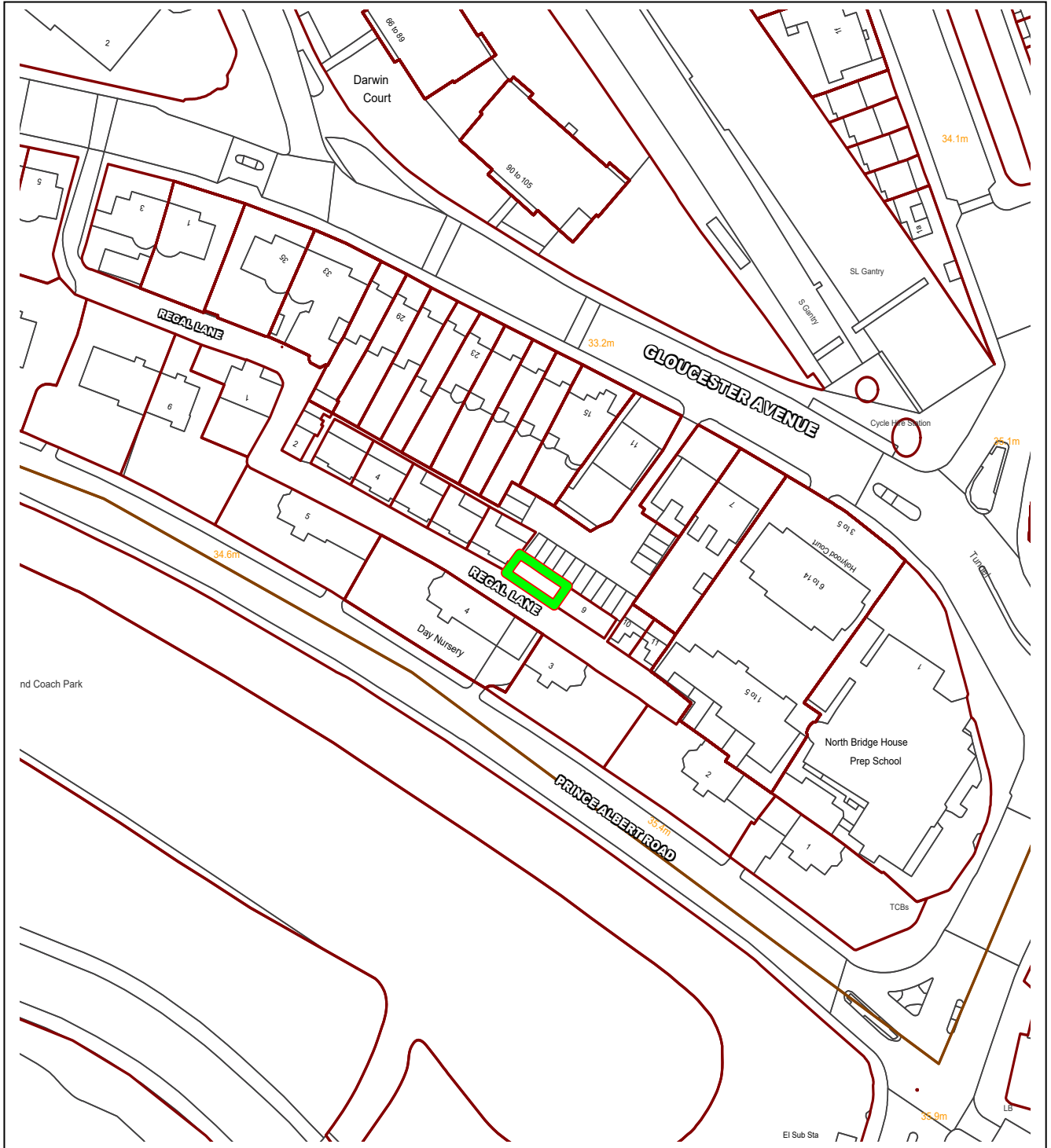


# 8 Regal Lane



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Site photos and images

1. Existing side and front elevation



2. Previously approved roof extension



### 3. Proposed roof and side extension



#### Key

- 01 Pre-weathered standing seam metal cladding
  - 02 Grey steel double-hung window, thermally broken, with double glazing
  - 03 Existing brick wall with white-wash
  - 04 Existing brick wall with white-wash
-

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		20/10/2021			
		N/A		<b>Consultation Expiry Date:</b>		17/10/2021			
<b>Officer</b>				<b>Application Number(s)</b>					
Patrick Marfleet				2021/4120/P					
<b>Application Address</b>				<b>Drawing Numbers</b>					
8 Regal Lane London NW1 7TH				Please refer to draft decision notice					
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>			
<b>Proposal(s)</b>									
External alterations including erection of single storey ground floor rear extension, first floor side extension and roof extension.									
<b>Recommendation(s):</b>		Grant conditional planning permission							
<b>Application Type:</b>		Full Planning Permission							
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice							
<b>Informatives:</b>									
<b>Consultations</b>									
<b>Adjoining Occupiers:</b>		No. of responses		0		No. of objections		0	
<b>Summary of consultation responses:</b>		<p>Site notice: 23/09/2021 – 17/10/2021  Press notice: 23/09/2021 – 17/10/2021</p> <p>Two comments were received from neighbouring residents and the following issues raised:</p> <ol style="list-style-type: none"> <li>1. I have no objection to the proposed plans, and am pleased to see that the car port is retained. I am concerned that the process of building needs to be carefully managed as Regal Lane narrows at No.8 to single vehicle width, with vehicle and pedestrian access to houses 9,10, and 11, further down the lane, being essential at all times.</li> <li>2. Overall design is interesting and modern and will be an improvement on the existing building. However, I would advocate that the front of the building should be white, which would be a significant step in reflecting additional light onto the lane. It would also match the neighbouring building at 9 Regal Lane.</li> <li>3. Concerned about the impact the proposals will have on amenity of No.7 as the extensions will be close to the front and side windows of the main bedroom.</li> </ol>							

	<p><u>Officer comment</u></p> <ol style="list-style-type: none"> <li>1. See para 2.3.4 below</li> <li>2. See section 2.2 below</li> <li>3. See section 2.3 below</li> </ol>
<p><b>Local Groups</b></p>	<p>The <b>Primrose Hill CAAC</b> object to the application on the following grounds:</p> <p>We note that the addition to the main block of the house could be acceptable if it follows the mass and alignment of the adjoining house, no 9 Regal Lane. Sections could demonstrate this.</p> <p>We object strongly to the addition above the carport. The mass proposed is overwhelming: we note that Camden’s document <i>Home Improvements Camden Planning Guidance</i> (January 2021) states at 2.2.2 New roof level, that a new roof level should ‘Be subordinate to the host building’. This clearly fails that test. We also object to the glazed corner projection at first floor which would be intrusive in the townscape of this modest lane.</p> <p>We note that the application would destroy the roof terrace as an amenity space: the only amenity space for this family house. The application neither preserves nor enhances the character or appearance of the conservation area.</p> <p><u>Officer comment</u></p> <p>See section 2.2 below for an assessment of the design/conservation impacts of the proposals.</p>
<p><b>Site Description</b></p>	
<p>The application site relates to a two storey mews type dwelling located on Regal Lane, a private road within the Primrose Hill Conservation Area that runs parallel with Gloucester Avenue and Prince Albert Road. The appearance of this secluded cul-de-sac is characterised by a number of mews and small two storey dwellings of varying architectural styles that do not follow any discernible pattern of design. The application property itself is built right along the front boundary of the site, with a small strip of land to the rear, and an area of hardstanding to the west which is currently occupied by a car port. The property is not a listed building nor is it identified as making a positive contribution to the character of the conservation area.</p>	
<p><b>Relevant History</b></p>	
<p><b>2017/0588/P</b> - Erection of single storey ground floor rear infill extension and single storey roof extension to existing dwelling. <b>Approved 04/04/2017.</b></p> <p>8 Regal Lane also has several historic permissions for the erection of a first floor side extension and ground floor rear extension, the latest of which was approved 04/04/2015 (ref: 2015/1683/P).</p> <p>Historic permissions for the aforementioned development:</p> <p>2012/2175/P, 2009/1437/P, 2006/2059/P, PEX0100679, P9600636R1</p> <p><u>Adjoining site - 9 Regal Lane</u></p> <p><b>2015/1375/P</b> - Alterations to roof ridge height to create a single storey roof extension and installation of four rear rooflights, replacement windows at the front and rear and installation of enlarged window to replace garage door and window. <b>Approved 06/01/2016.</b></p>	

## Relevant policies

### National Planning Policy Framework 2021

### The London Plan March 2021

### Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

### Camden Planning Guidance

CPG Amenity

CPG Design

CPG Home improvements

## Assessment

### 1 Proposal

1.1 Planning permission is sought for the erection of a single storey roof extension, first floor side extension and single storey rear infill extension to the existing residential property. The proposals also include an inset front roof terrace and some minor alterations to the front elevation of the property including a new entrance door. The existing car port to the side of the house would be retained as part of the proposals.

#### Revisions

1.2 During the course of the application the applicant has submitted revised drawings to increase the roof pitch of the proposed side extension so that it runs parallel with the pitch of the roof next door at No.7.

### 2 Assessment

2.1 The material considerations for this application are as follows:

- Design and conservation
- Amenity of neighbouring residential occupants

#### 2.2 Design and conservation

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.

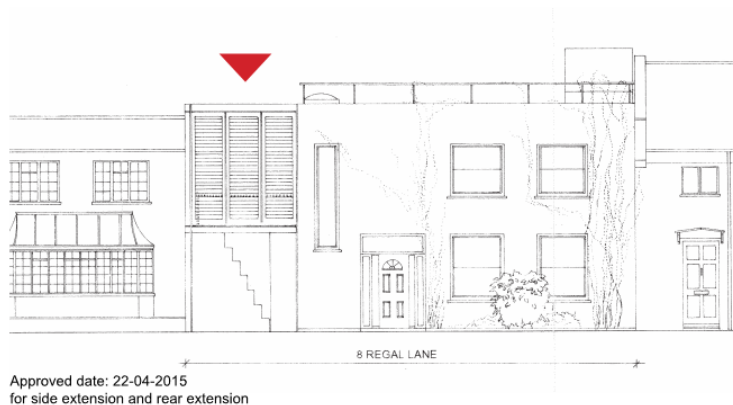
2.2.2 The proposed single storey extension would occupy a small strip of land to the rear of the site that currently acts as a buffer between the rear elevation of the host dwelling and the rear boundary of the site. Its size, discreet location and limited visibility from the public realm would ensure no harm is caused to the character of the host property or the appearance of the surrounding conservation area.

2.2.3 The proposed roof extension would be similar in size and design to the roof extension approved at the site in 2017 (ref: 2017/0588/P) and its contemporary design is considered to represent an interesting and innovative solution to extending the existing two storey building. However, unlike the previous 2017 approval, the current proposals now include a first floor side extension which links to the main roof extension of the building. Whilst larger in scale than the previous approval, the proposed roof/side extension has been carefully designed to ensure it does not overwhelm the existing

character and proportions of the host dwelling. This has been achieved through the angled design of the proposed extension which has several roof slopes that help to break up the mass of the extension so that it responds to the varying character of the mews and the differing sizes of the properties that sit either side of the host dwelling. This results in the extension sitting higher to the east where it adjoins the taller neighbouring property at No.9 and sloping down to the lower two storey property to the west at No.7.

2.2.4 Officers note the concerns raised by the PHCAAC with regard to the impact the proposed side extension would have on the character and appearance of the host building and surrounding area. However, the principle of a side extension at the site has been established through several historic planning applications, with the most recent approval being issued in 2015 (see image below). Therefore, officers raise no objection to the current side extension which is considered to sit comfortably within the street and is an improvement on the design of the side extension previously approved at the site.

### 2015 approval



### Current proposal



2.2.5 It is also important to acknowledge the eclectic mix of properties on the mews which combine to create a street that is varied in character and contains properties which contrast significantly in size and design. This mix therefore provides an opportunity for a unique and contemporary design such as the one currently proposed, which officers consider makes a positive contribution to the street and does not harm the character of the surrounding conservation area.

2.2.6 The use of standing seam zinc as the main cladding material is considered appropriate for this particular development as it would help to preserve and enhance the traditional appearance of the surrounding conservation area whilst achieving a contemporary aesthetic. Details will be secured by condition.

2.2.7 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the 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 proposal is not considered to have a significant impact on the character of the surrounding Primrose Hill Conservation Area.

### **2.3 Amenity of neighbouring residential occupants**

2.3.1 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, overlooking, outlook and implications on daylight and sunlight. CPG (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.

2.3.2 The size, scale and height of the proposed roof and side extensions are unlikely to result in a significant loss of daylight or sunlight to the adjoining property at No.9 or the neighbouring property at No.7. Officers note the concerns raised from the adjoining property at No.7 with regard to the impact the proposals would have on their first floor front and side facing bedroom windows. However, whilst the proposed side extension would project slightly forward of the front elevation on No.7, it would not breach the 45 degree line of sight taken from the centre of the nearest bedroom window and is considered to have an acceptable impact as a result. Similarly, the proposed extension would be set back from the existing side bedroom window at No.7 and would ensure this room continues to enjoy an open aspect to the south-west.

2.3.3 The proposed windows and inset roof terrace area would share the same outlook as the existing front and rear windows at the site, as well as the existing roof terrace, and would not exacerbate current levels of overlooking as a result.

2.3.4 Officers note the concerns raised by residents regarding the impact construction will have on vehicular access in the street. However, given the minor scale of the works proposed, securing a Construction Management Plan is an onerous requirement that is not considered fair or necessary in this instance. A CMP was not secured as part of the previous 2017 approval nor was one secured for development to the adjoining property at No.9. An informative has been added to the decision notice reminding the applicant of their responsibilities if they intend to use a public highway to facilitate the proposed construction works.

## **3 Recommendation**

3.1 Grant conditional planning permission.

### **DISCLAIMER**

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 17<sup>th</sup> January 2022, 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***



Application ref: 2021/4120/P  
Contact: Patrick Marfleet  
Tel: 020 7974 1222  
Email: Patrick.Marfleet@camden.gov.uk  
Date: 12 January 2022

**Development Management**  
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AY Architects  
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25-27 Bickerton Road  
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N19 5JT

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## Householder Application Granted

Address:  
**8 Regal Lane**  
**London**  
**NW1 7TH**

# DECISION

Proposal:

External alterations including erection of single storey ground floor rear extension, first floor side extension and roof extension.

Drawing Nos: A-412.01 Rev A, A-312.00 Rev A, A-301.01 Rev A, A-102.01, A-001.00, DM-101.00, DM-103.00, DM-102.00, A-101.00, A-103.00, A-301.00, A-401.00, A-411.00, A-302.00, A-104.01 Rev A, Design Statement Rev 2 11/01/2022

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 The development hereby permitted shall be carried out in accordance with the following approved plans: A-412.01 Rev A, A-312.00 Rev A, A-301.01 Rev A, A-102.01, A-001.00, DM-101.00, DM-103.00, DM-102.00, A-101.00, A-103.00, A-301.00, A-401.00, A-411.00, A-302.00, A-104.01 Rev A, Design Statement Rev 2 11/01/2022.

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

- 3 Before the relevant part of the work is begun, manufacturer's specification details of all facing materials 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](http://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**