

Application ref: 2023/2276/P
Contact: Fast Track SC
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Date: 10 October 2023

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/planning

IMLU
3 Coningham Mews
London
W12 9QW
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1

172

Regent's Park Road

London

Camden

NW1 8XN

Proposal:

Replacement of all the existing windows with double glazing and the addition of a boiler flue extract in the side elevation, and kitchen extract to the rear elevation of the first floor flat.

Drawing Nos: Drawing: Design & Access Statement; 2209_0001; 2209_3000;
2209_0100; 2209_1300; 2209_3100A; 2209_3101A

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:

Design & Access Statement; 2209_0001; 2209_3000; 2209_0100; 2209_1300; 2209_3100A; 2209_3101A

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

- 3 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.

Informative(s):

- 1 RReasons for granting permission:

The proposal to replace the single glazed windows with slimline double glazed timber sash windows to the front and rear elevation is considered acceptable, as these will closely match the existing designs in colour and material.

The applicant provided a revised front elevation to show that the detailed design of the windows would be retained, including use of integral glazing bars. There would be a some degree increased thickness to the frames to incorporate double glazing , however, this would barely be perceivable.

The new proposed boiler flu and kitchen extract are discretely positioned on the rear and side elevation and will appear as minor additions and not considered to have any negative impact.

The alterations to the front, side and rear elevations are considered acceptable as all proposed works are considered sympathetic to the host building, neighbouring properties and the wider conservation area.

Given the scale of the works proposed, officers do not consider that approval would impact on the amenity of adjoining neighbours in terms of loss of privacy, overlooking, noise and disturbance, loss of daylight/sunlight.

No objections have been received prior to making this decision. The Primrose Hill Conservation Area Advisory Committee made no objections.

The site's planning history of the site was taken into account in coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, D2 and CC1 of the Camden Local Plan 2017. The proposed development

also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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).
- 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.

- 4 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.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer