

Application ref: 2023/2555/P
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Date: 26 October 2023

Development Management
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GLA Architecture and Design Ltd.
Southgate Office Village
Block E
286A Chase Road
N14 6HF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**182 Regent's Park Road
London
NW1 8XP**

Proposal:

Removal of the existing front boundary wall and replacement with a metal vehicle entry, metal pedestrian gate, new metal railings, and intercom and letterbox integrated within new sections of brick wall at the front boundary; creation of new, permeable paved vehicular access for carparking; new electric vehicle charging point; removal of existing front courtyard staircase and replacement with a new staircase and new courtyard railings; erection of a new bin store; new soft and hard landscaping.

Drawing Nos: 01, rev A2; 02, rev A9; 03, rev A3; 04, rev A1; 05, rev A2; Design & Heritage Statement, 2306-2, prepared by GLA Architecture and Design, dated 04.09.23; Heritage Impact Assessment, prepared by Marrons dated August 2023

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- 01, rev A2; 02, rev A9; 03, rev A3; 04, rev A1; 05, rev A2.

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.

- 4 This permission is personal to Charalambos Loizou and shall endure for the period of their occupation only. Within 12 months of Charalambos Loizou vacating the premises, the parking space and vehicle entry gate shall be removed and the front yard and front boundary treatment shall be remediated in accordance Proposed Remediation Ground Floor Plan & Front Elevation Plan, dwg. no. 05, rev A2, dated September 2023, and referenced in condition 2 of this consent.

Reason: In recognition of the special circumstances of the applicant and to protect the long term character of the conservation area, in accordance with policies D1, D2, C6 and T2 of the London Borough of Camden Local Plan 2017.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

The proposal seeks to undertake a range of improvement works to the front yard, principally to provide for an on-site car parking space, improve pedestrian access arrangements, and provide for a secure front yard and outdoor living space. The existing planted area at the front yard would be removed. Two smaller planter beds would be implemented, set behind the central rebuilt section of wall and adjacent to the new paved pedestrian access. New bin storage is also proposed in association with the front yard landscaping works.

The improvement works are being led to better accommodate the needs and circumstances of Charalambos Loizou, the principal occupant of the dwelling, who is elderly and lives with a disability (Alzheimer's).

Mr Loizou is allocated with an accessible on-street parking bay directly outside the site, which would be removed at the completion of the on-site parking space.

The applicant's daughter (who acts on behalf of Mr Loizou) has agreed for the planning permission to be personal to Mr Loizou, and to only endure for the period of his occupation. The applicant's daughter has also agreed that within 12 months of Mr Loizou vacating the premises, the parking space and vehicle entry gate would be removed and the front yard and front boundary treatment to be remediated in accordance with approved Remediation Plans. These arrangements would be secured by a condition of the planning permission.

While the proposed vehicle entry gate and parking space would cause a degree of harm to the streetscape and conservation area, the level of harm is minimised through constructing the parking space with less visually intrusive, permeable pavers, and designing the vehicle entry gate with metal railings to complement the railings to be incorporated into the new sections of wall along the road frontage. The railings, including those as part of the vehicle gate, would generally be compatible with the conservation area which includes low-level brick walls with metal railings. In addition, the nearby property at 178 Regent's Park Road has an on-site parking space and vehicle entry gate, and as such the proposal would not be an anomaly within the existing streetscape context. The harm would also be temporary, with the parking space and vehicle gate being removed, and front yard and road frontage being reinstated in accordance with the approved Remediation Plans, following the applicant vacating the premises. Specifically with regard to the designs in the Remediation Plans, the proposed railings and pedestrian gates would be proportionate to the amount of brick wall to be reinstated and would respect the original style of road frontage treatments. A large proportion of the area of the existing front garden to be removed, would also be reinstated following removal of the parking space.

The proposed bin storage would be modest in size, constructed with materials sympathetic to the conservation area, and generally subordinate to the streetscape being setback from the street frontage and partially obscured by the proposed front boundary treatment. Similarly, the electric vehicle charging point would be positioned on the side boundary wall and being small in scale,

would not unduly obscure or appear discordant with the architectural character of the existing dwelling. The new courtyard staircase and railings would also be very similar to the existing situation with there being little discernible visible change from the street. On this basis the bin storage, electric vehicle charging point, and replacement staircase and railings, would preserve the character and appearance of the host building and conservation area.

In assessing the application, it is considered that the public benefit of creating a more accessible and inclusive environment to the benefit of the applicant, would outweigh the less than substantial harm to the conservation area.

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.

Given the nature and scale of the works, the proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy. An on-street car parking bay could be reinstated following removal of the parking space at the site, ensuring there was no net loss of on-street car parking in the longer-term.

One objection was received from the owners of 184 Regent's Park Road. The grounds of the objection were in relation to works to the party boundary wall between the application site and 184 Regent's Park Road. The proposal was subsequently amended to remove alterations to the party wall from the scope of works. The Primrose Hill Conservation Area Advisory Committee (PHCAAC) objected to the original submitted scheme, however the PHAAC have since withdrawn their objection following the scheme being revised to only seek a personal planning permission and the front yard being reinstated in accordance with the Remediation Plans following expiry of the planning permission.

The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policies A1, D1, D2, T1 and T2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 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.

- 4 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.

- 5 You are advised that the Transport Strategy Team should be consulted regarding the construction of the crossover on the public highway and any other work to, under, or over, the public highway, including vaults and thresholds. tel: 020-7974 5543 for further advice and information.

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-householder-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



Daniel Pope
Chief Planning Officer