

Application ref: 2024/1279/P  
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Date: 29 May 2024

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Studio LD  
6 Pickets Street  
London  
SW12 8QB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 2nd And 3rd Floor  
97 Regent's Park Road  
London  
NW1 8UR**

Proposal:

Erection of rear dormer.

Drawing Nos:

Site Location Plan 97RPR/03/SP01, 97RPR/11/A01, 97RPR/11/A02, 97RPR/11/A03, 97RPR/11/A04, 97RPR/11/A05, 97RPR/11/A11, 97RPR/11/A12 Rev A, 97RPR/11/A13 Rev A, 97RPR/11/A14, 97RPR/11A15 Rev A, Design And Access Statement.

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:

Site Location Plan 97RPR/03/SP01, 97RPR/11/A01, 97RPR/11/A02, 97RPR/11/A03, 97RPR/11/A04, 97RPR/11/A05, 97RPR/11/A11, 97RPR/11/A12 Rev A, 97RPR/11/A13 Rev A, 97RPR/11/A14, 97RPR/11A15 Rev A, Design And Access Statement.

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 Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The proposal involves the erection of a rear dormer and seeks to renew the expired planning permission granted on 31/10/2018 under reference 2018/3619/P. The application site is a mid-terraced property located in the Primrose Hill Conservation Area. The property has a dual-pitched roof, however both neighbouring properties at nos. 99 and 97 have rear dormers of a similar scale. The dormer would be set off by 500mm from the eaves and party walls, and the original roof ridge would be maintained. The dormer would therefore not overly dominate the rear roofslope and the original roofline would still be read. It would be finished in slate with timber doors and window and a metal Juliet balustrade which are appropriate and traditional materials for the conservation area. The neighbouring dormer at no. 99 has a Juliet balcony to the rear and other properties north along the terrace have inset terraces. Therefore, the presence of a Juliet balcony here is considered acceptable. The proposal is similar in scale and design to that approved in 2018. As such, the proposal is considered to preserve the character and appearance of the host building and 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.

Due to the nature of the proposal, it is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The Primrose Hill CAAC responded with no objection, given the maintenance of the existing height of the main roof ridge to the front and the configuration at the rear matching no 99 Regent's Park Road, as approved 2015/3180/P. 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, and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with 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](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 2023.

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 above the printed name.

Daniel Pope  
Chief Planning Officer