

Application ref: 2023/4143/P
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Date: 19 July 2024

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

Phone: 020 7974 4444

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

KP Architects Ltd.
25 Crossfield Road
London
NW3 4NT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1st Floor
65 Regent's Park Road
London
NW1 8XD

Proposal:

Erection of single storey rear extension to first floor residential flat (Class C3).
Drawing Nos: 314/LOC/01; 314/L/01; 314/L/02; 314/L/03; 314/L/04; 314/L/05
(Proposed front elevation); 314/L/05 (Proposed rear elevation); Intrusive structural
investigation report (rev A) prepared by JP Chick & Partners.

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:

314/LOC/01; 314/L/01; 314/L/02; 314/L/03; 314/L/04; 314/L/05 (Proposed front elevation); 314/L/05 (Proposed rear elevation); Intrusive structural investigation report (rev A) prepared by JP Chick & Partners.

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 The lower pane of the sash window in the western side elevation of the rear extension hereby approved and the existing adjacent staircase window shall be obscure glazed and shall be permanently retained and maintained as such thereafter.

Reason: In order to prevent unreasonable overlooking to neighbouring residential units in accordance with the requirements of policy A1 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and the National Planning Policy Framework 2024.

- 5 The western section of the ground floor roof shall be accessed for maintenance purposes only and shall not be used as a roof terrace.

Reason: In order to prevent unreasonable overlooking to neighbouring residential units in accordance with the requirements of policy A1 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and the National Planning Policy Framework 2024.

Informative(s):

- 1 Reasons for granting permission.

The proposed rear extension at first floor level would create a separate bedroom space thereby enlarging the flat from a self-contained studio flat into a one-bedroom flat. Planning permission was granted for the same works on 12/05/2017 (ref 2017/0893/P). The planning permission expired on 12/05/2020 and was not implemented. The permission has therefore lapsed. This application seeks permission for the same works.

The flat would increase in size from 37.05 sq. m to 47.7 sq. m. The bedroom would measure 9.6 sq. m. Although this falls short of the London Plan's nationally described space standards for a 1 bed 2 person unit (50 sq. m), the shortfall is considered modest.

The proposed first floor extension would measure approximately 3.4m x 3.5m and would be single storey in height. It would read as a subordinate addition, being just over half the width of the rear of the building and would be set down by one storey below the eaves of the 3 storey building. Its size, location and scale would therefore be considered acceptable. It would be constructed from London stock brick which would match the main building. A double glazed sash window would be installed in the side elevation. The materials would be considered acceptable.

The rear of the properties along this part of the terrace have a variety of extensions at ground and first floor level. The neighbouring property at no. 67 has a full width 1st floor rear extension that was granted planning permission in 17/12/2014 (ref 2014/6220/P). The proposed extension would be set behind the this and would not be visible from the public realm. It would not have a harmful impact on the character or appearance of the street or the surrounding Primrose Hill conservation area.

The extension would project up to the flank elevation of the Grade II listed building to the rear at No1 Chamberlain Street. Given that the elevation is blank the proposal would not be considered harmful to its setting.

The proposed extension would not result in any harmful loss of daylight or sunlight or sense of enclosure to the neighbouring properties. A new side window would be installed to allow light into the bedroom. The window would be obscured with etched glazing in the lower pane of the window to an internal floor height of 1.6m. The second floor rear window that serves the communal stairwell would also be obscure glazed. The top part of the windows would remain transparent. This would help to ensure that views of the sky would be gained whilst preventing direct views into the windows or external terraces of the neighbouring properties along this part of the terrace. The 1st floor window within the extension at no. 63 serves a bathroom that sits slightly lower than the proposed window. It is also obscured by means of a bathroom blind. This, aided with the obscuring of the lower part of the new window, will ensure adequate privacy. The flat roof of the new 1st floor extension could not be easily accessed by the windows in the upper floors of the building. There would be an area of flat roof of the ground floor extension that would be retained as part of the proposal. There is a window that could allow access to this part of the roof. In order to ensure there would be no harmful overlooking from the use of this part of the roof as an informal seating area a condition would be attached to ensure the roof is not used as a roof terrace.

Concerns have been raised by a local resident about the potential relocation of an existing air conditioning unit on the roof of the ground floor extension to the roof of the proposed 1st floor extension. This would be a private matter between the applicant and the occupier of the ground floor commercial unit. An informative would be added to any decision to advise the applicant that planning permission may be required for the relocation / replacement of an air conditioning unit.

- 2 The site's planning and appeal history has been taken into account when coming to this decision. The Primrose Hill Conservation Area Advisory Committee (CAAC) has raised no objection to the proposal and requests that a

condition be attached to any decision to obscure glaze the side window with etched glass in line with the previous planning permission. Three letters of objection have been received from neighbouring occupiers of an adjoining residential dwelling that have been addressed in the associated consultation summary.

Special regard has been attached to the desirability of preserving the listed building and its setting or any features of special architectural or historic interest which it possesses, and to preserving or enhancing the character or appearance of the conservation area, under s.66 and s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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

- 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 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).
- 5 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.

- 6 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near

neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

Any relocation or installation of an external air conditioning unit may require planning permission. You are advised to contact the local planning authority for planning advice on 0207 974 4444. A fee would be required for any formal advice.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer