

Application ref: 2024/2775/P
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Date: 16 August 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Sampson Associates
Unit CC413 Cocoa Studios
100 Drummond Road
London
SE16 4FA
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**49 Regent's Park Road
London
Camden
NW1 8XD**

Proposal: External redecoration of the ground floor shopfront and existing painted features to the upper elevations

Drawing Nos: Planning Statement, 3195.P1.101.01, Location Plan, 3195.P1.100.00.

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: Planning Statement, 3195.P1.101.01, Location Plan, 3195.P1.100.00.

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

Informative(s):

1 Reasons for granting permission:

The proposal involves the external redecoration of the ground floor shopfront and existing painted features to the upper elevations. The building is a Public House within the Primrose Hill conservation area, but it is not listed. It is a prominent five storey building located on the corner of Regent's Park Road and St George's Terrace.

It is proposed to redecorate elements of the external elevation to refresh the appearance of the building. The refurbishment works include repainting the ground floor walls 'Stable Green', the shopfront fascia to be 'Obsidian Green', remove the existing paint from the ground floor doors and windows to reveal the timber finish and stain, and redecorate the existing painted decorative features to the upper elevations.

Due to the nature and design of the external refurbishment works, it is considered that the proposal would not result in any undue harm to the amenities of neighbouring occupiers and the visual amenity of the conservation area and complies with policy A1 and D1 and D2 of the Camden Local Plan and the aims and objectives of the Parkhill and Upper Park Conservation Area Appraisal and Management Strategy 2011.

No letters of objection from neighbouring properties were received. Primrose Hill CAAC objected to the proposal as it was originally submitted due to the initial scheme wanting to paint the ground floor a dark green shade which they commented would not reflect the context of the surrounding properties. They recommended making alterations and the applicant submitted an amended decorative scheme based on these comments in a lighter shade of green. The CAAC then withdrew their application.

The planning history of the site and surrounding area were taken into account when coming to this decision.

Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because it is a Minor application.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the Primrose Hill Conservation Area Appraisal and Management Strategy 2000, 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.

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



Daniel Pope
Chief Planning Officer