

Mr David Thomas
Flat 6
47 Regent's Park Road
London
NW1 7SY

Application Ref: **2009/2664/P**
Please ask for: **Jenny Fisher**
Telephone: 020 7974 **2527**

6 October 2009

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
47 Regent's Park Road
London
NW1 7SY

Proposal:
Creation of a terrace on part of the existing side addition roof to existing flat (Class C3)

Drawing Nos: 47/01A; /02A; /04A; /06A; /07A.

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 A 1.7 metre high screen, details of which shall have been submitted to and approved by the Council, shall be erected on each side of the terrace prior to commencement of use of the roof terrace and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy SD6 (amenity for occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The details of the balustrade to be used on the building shall not be otherwise than as those submitted to and approved by the Council before any work is commenced on the relevant part of the development. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1 (general design principles), B3 (alterations) and B7 (conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD1 (quality of life), SD6 (amenity of occupiers and neighbours); B1 (general design principles), B3 (alterations), B7 (conservation areas). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 3 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 are advised to consult the Council's Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 You are advised that the balustrade should be erected inside the parapet wall rather than on top of the parapet wall to reduce impact. Obscure glazed screens may be

more appropriate than bamboo, and it may not be necessary to erect both obscure glazed screens and a balsustrade to each side of the terrace. You are advised to seek advice prior to the submission of an application for approval of details.

Disclaimer

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