

Miss Lucy Potter
Martin Brudnizki Design Studio
Unit 1G Chelsea Reach
78-89 Lots Road
LONDON
SW10 0RN

Application Ref: **2009/0284/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 5117

31 March 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:
106 & 108 Regents Park Road
London
NW1 8UG

Proposal:

Alterations to front façade including new windows, balustrading at first floor level and repainting of render, erection of glazed extension on rear elevation at first floor level and new staircases from ground floor to garden at the rear.

Drawing Nos: Site Location; 20308-PL.01 page 1 of 1; 20308-PL.02 page 1 of 2 and page 2 of 2; Notes on Proposed Exterior Works relating to the Rear Garden and Front Elevation.

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



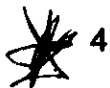
Country Planning Act 1990 (as amended).

- 2 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 B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The raised brickwork underneath the glazed structure on the first floor rear elevation of no. 108 hereby approved shall match the colour, texture face bond and pointing of the original brickwork on the rear elevation of the building and shall not be painted or rendered.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.



- 4 A sample panel demonstrating the proposed colour of the front facades of both the properties shall be submitted and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006



Informative(s):

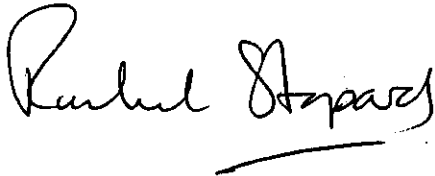
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 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 Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email env.health@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.
- 3 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, SD6, B1, B3 and B7 and guidance contained within the Camden Planning Guidance. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 4 The applicant is advised that a central wrought iron tie back to the front elevation between the balcony's at nos. 106 and 108 Regents Park Road shall be required to secure the metal work.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.