

Richard Fenn
Richard Fenn Designs Ltd
11 Harrier Close
Woodley
READING
RG5 4PE

Application Ref: **2007/0194/P**
Please ask for: **Victoria Lewis**
Telephone: 020 7974 **3500**

11 May 2007

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:
12 Regent's Park Road
London
NW1 7TX

Proposal:

Erection of a conservatory at ground floor level and a detached garden room and children's play area to rear of house (Class C3).

Drawing Nos: Site Location Plan; PH.10 Rev B; PH.11 Rev C; plan detailing boundary treatment to site; front view of play house at rear garden; plan view of playhouse; 5 x photosheets

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 S1/ S2 and B1, B3 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The 1.8 metre high screen to the terrace along the boundary with 14 Regent's Park Road, as shown on drawing numbers PH.10.B and PH.11C, shall be erected 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 policies S1/ S2 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 4 Details of the design of the foundations for the garden room and playhouse hereby permitted including dimensions and levels of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved by the Council as the local planning authority before any works on site are commenced.

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

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