

Mr Richard Davies
Davies Architects
28 Elliott Square
London
NW3 3SU

Application Ref: **2014/3837/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

23 July 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
16 Regents Park Road
London
NW1 7TX

Proposal:
Erection of a roof extension to existing flat (Class C3)

Drawing Nos: Site location plan; EX-GA-01; EX-GA-02; EX-GA-03; EX-GA-04; EX-GA-05;
PL-GA-01; PL-GA-02; PL-GA-03; PL-GA-04; PL-GA-05.

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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; EX-GA-01; EX-GA-02; EX-GA-03; EX-GA-04; EX-GA-05; PL-GA-01; PL-GA-02; PL-GA-03; PL-GA-04; PL-GA-05.

Reason:

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

Informative(s):

- 1 Reason for granting planning permission.

The neighbouring properties have higher ridge lines than the application property. The front ridge would be raised by 40cm and the extension would not be visible in short or long views of building from Regents Park Road. This is owing to it being set behind the triangular pediment at the front of the building which would be retained. The proposed roof extension result in the loss of the original valley roof however, it is not part of a terrace of buildings which have a roof line that is largely unimpaired by alterations or extensions. The site visit established that the original roof profile at No. 18 has been removed and a roof terrace created. As such, no. 16 and 14 remain the last two properties in the terrace with unaltered roofs. It should also be noted that in 2008 planning permission was granted at No. 14 for a roof extension which partially infilled the valley roof. The proposal would retain the front roof profile and the extension would not be visible from the public realm. As such, it is not considered that the proposal would result in any significant harm to the character and appearance of the host building the terrace, or the wider Primrose Hill Conservation Area. The proposal roof extension, owing to its limited bulk would not harm neighbour amenity in terms of daylight, sunlight or outlook neither would the windows result in overlooking.

Whilst the development will have some impact in terms the loss of the original valley roof, as it would not be visible from the public realm and as the building does not form part of a uniformed unimpaired terrace this is not considered to be harmful to the Primrose Hill Conservation Area.

No objections have been received. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed

Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

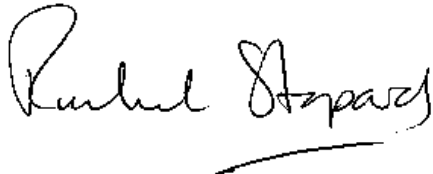
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Rachel Stopard
Director of Culture & Environment