

RELEVANT PLANNING HISTORY

38 (Flats D-E) Regents Park Road

Doc Ref: 2014-003/Doc02

Reference to the Council's online register of planning applications for 38 (and 36) Regents Park Road shows a number made and approved since the early 1970's.

The most relevant to this proposal is the afore mentioned 2013 application (2013/1041/P) relevant to the "Demolition of side and rear extensions, erection of front, side and rear extensions to create an enlarged flat on lower ground, ground and first floor and a new staircase to upper floor flats" approved in October 2013. Following this approval our Client seeks to carry out additional works to ensure the whole building is finished to the high standard set out and approved in the lower ground-first floor application, creating a harmonious building.

One of the earliest applications (ref:CTP/J10/15/8/8538) granted planning permission in May 1970 for the conversion of the property to four self-contained flats and the erection of extensions at the side and at roof level. This permission on being implemented resulted in the glazed side extension at first and second floors that is readily apparent when viewed from Regents Park Road, together with the rounded dormer at roof level. The two remaining features of this approval are the:

- Curved glass side extension – approved for demolition/replacement in subsequent approved application 2013/1041/P
- Curved dormer window at third floor – proposed for demolition/replacement in this application.
- Curved Solarium/water tank storage – were demolished/replaced in 2006 following approval of application reference 2006/0302/P.

Also relevant is application CTP/J10/15/D/32120 approved 12th October 1981 concerning 36 Regents Park Road which sought side & rear extensions at second floor across both 36 & 38 Regents Park Road to fill in existing terrace area. This was approved but only partially built out, on the side of No. 36. The principle for infilling at second floor (which is applied for in the proposed scheme) was however established.