

**London Borough of Camden
Planning Service
Camden Town Hall extension
Argyle Street
London WC1H 8ND**

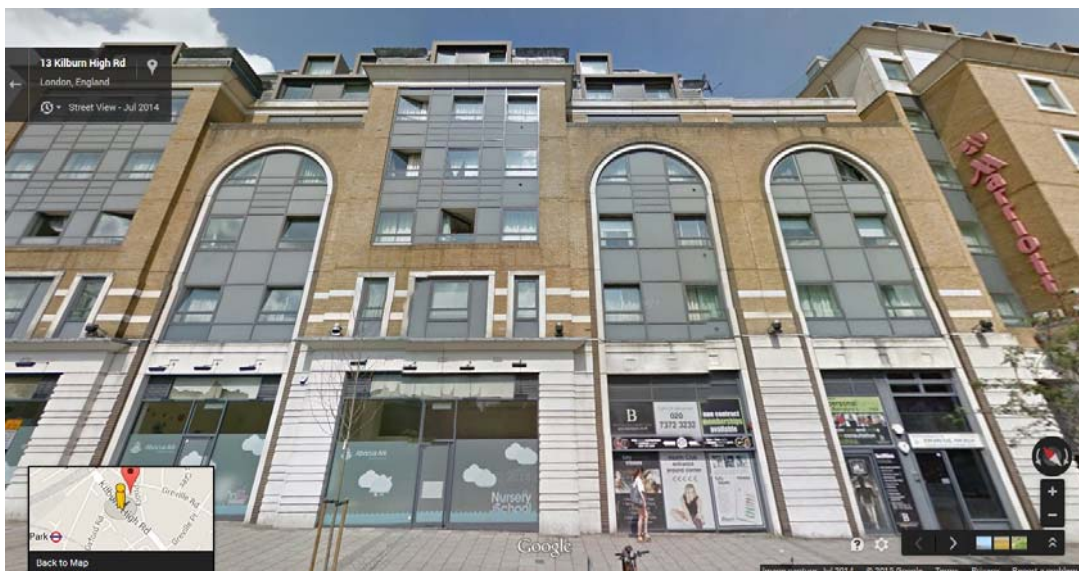
**52 Great Eastern Street
GB - London EC2A 3EP**

Tel. +44 20 7099 6136
Fax. +44 20 7900 6064

mail@spaceagent.com
www.spaceagent.com

132 Regent's Plaza, London NW6 5HU (roof infill)

13.01.2015



Street view – No.132 Regent's Plaza (6th floor level) - <https://goo.gl/maps/MZFAe>

DESIGN AND ACCESS STATEMENT

Please note this application is identical to the existing consent 2004/3658/P – in effect, this application seeks to simply extend the implementation period for another typical 3 years.

The applicant is the owner of Flat 132 Regent's Plaza, NW6 6HU – located on the 6th floor of the Regent's Plaza development on Kilburn High Road. The applicant wishes to add additional living space to the existing 3 bed flat, by partially enclosing some of the existing roof terrace – sufficiently set back, not to be visible from the public high street. The proposals are identical (unchanged drawings) to the earlier consent 2004/3658/P. The case has been briefly discussed with Officer Eimear Heavey with the recommendation to “resubmit” a new application. Please note the property is not in or near a conservation area.

This planning application proposes:

- Single story roof side extension on 6th floor
- Internal layout rearrangement, but still retaining 3 bedrooms
- All finishes to match existing

The building is generally in a good condition. Highway access remains as existing.

Matthias Hamm, London 13.01.2015

APPENDIX A – Indicative schedule of areas (as per 2004 consent):

	Flat No132	+	Terrace (private)
Existing	135m2 (3bed)		40m2
Proposed	160m2 (3bed)		10m2

APPENDIX B – existing birds eye view



APPENDIX C – existing consent (on following pages 3 and 4)

52
RECEIVED 11 NOV 2004

JH Projects
30 Mountbatten Drive
Biggleswade
Beds
SG18 0JJ



Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
Fax 020 7974 1975
Textlink 020 7974 6866

env.devcon@camden.gov.uk
www.camden.gov.uk/planning

Application Ref: **2004/3658/P** 3658/POE
Please ask for: **Sharon Bermingham**
Telephone: 020 7974 **2248**

04 November 2004

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:
**Apartment 132
Regents Plaza
Maida Vale
London
NW6 5HU**

Proposal:
The erection of a 6th floor roof extension to partially enclose an existing roof terrace facing Maida Vale, to provide additional accommodation for flat no.132.
Drawing Nos: JS0253/208, 420/01, 02, 06, 08 and 09

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 five 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).



by: hamm | last printed 1/13/2015 6:41:00 PM | S:\gb_regents plazadocletters\PA_Planning Authorities\REG - design and access statement (planning).doc

- 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 EN1 and EN13 of the London Borough of Camden Unitary Development Plan 2000.

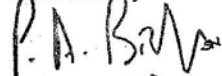
Informative(s):

- 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 6941).
- 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. The penalty for contractors undertaking noisy works outside permitted hours is a maximum fine of £5000 per offence. You are advised to consult the Council's Environmental Health Division, Camden Town Hall, Argyle Street, WC1H (Tel. No. 020 7974 4444) 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 adopted London Borough of Camden Unitary Development Plan 2000, with particular regard to policies EN1, EN13, EN19, EN21, EN22 and EN24. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

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

Yours faithfully



Environment Department

(Duly authorised by the Council to sign this document)