

Say Architects  
45 Mitchell Street  
London  
EC1V 3QDApplication Ref: **2014/7956/P**  
Please ask for: **Rachel English**  
Telephone: 020 7974 **1343**

28 April 2015

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Granted**Address:  
**54 Regents Park Road**  
**London**  
**NW1 7SX**

## Proposal:

Erection of single storey rear extension at lower ground floor level with terrace and metal railing above. Erection of front and rear extensions at 2nd floor level. Increase in width of side dormer to roof, creation of new terrace at 3rd floor level with metal railing and enlargement of existing rear windows. Installation of replacement front dormer window. Conversion from 2 x flats to 1 x single family dwellinghouse.

Drawing Nos: Site location plan, P(01) 02revA, 03revA, P(02) 01, 02revA, 03, 04, 05, 06revA, 07, 08revA, 09, 10, 21revA, 22revA, 23revA, 24, 25revA, 26revA, 27revA, 28revA, 29revA, 30revA.

Design and Access Statement Revision A by Say Architects dated 26th January 2015.

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 policies 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, P(01) 02revA, 03revA, P(02) 01, 02revA, 03, 04, 05, 06revA, 07, 08revA, 09, 10, 21revA, 22revA, 23revA, 24, 25revA, 26revA, 27revA, 28revA, 29revA, 30revA.  
Design and Access Statement Revision A by Say Architects dated 26th January 2015.

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

- 4 Details of the proposed plants and planter boxes shall be submitted to and approved in writing by the local planning authority. They shall be erected prior to commencement of use of the roof terrace at upper ground floor level and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

#### 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. 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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson  
Director of Culture & Environment