

Mr. Matthias Hamm
spaceAgent Architects Ltd.
52 Great Eastern Street
London
EC2A 3EP

Application Ref: **2015/0184/P**
Please ask for: **Nanayaa Ampoma**
Telephone: 020 7974 **2188**

7 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Regents Plaza Apartments
8 Greville Road
London
NW6 5HU

Proposal:
Erection of a 6th floor roof extension partially enclosing existing roof terrace facing Maida Vale, to provide additional accommodation for flat no.132.

Drawing Nos: OS Plan, OS plan (1996), 420/09, 420/08, 420/06, 420/02, 420/01, Sixth Floor. JS0253/GA/400 Rev O

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 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: OS Plan, OS plan (1996), 420/09, 420/08, 420/06, 420/02, 420/01, Sixth Floor. JS0253/GA/400 Rev O

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

Informative(s):

- 1 Reason for granting permission:

The application is a resubmission following the grant of permission in 2004 under reference 2004/3658/P. Under that application permission was given for the exact scheme being proposed here. All the previous plans have simply been resubmitted.

The application seeks permission for:

- Erection of 6th floor roof extension to partially enclose an existing roof terrace facing Maida Vale, to provide additional accommodation for flat no.132.
- The retention of a small terraced area to the front of the extensions;
- The retention of the existing parapet and railings;

Following the previous 2004 application, there have been no specific policy developments to render the current application contrary to the policy framework.

Policy CS14 requires that all alterations in conservation areas respect or enhance the area and location. This is further supported by policies CS5 of the Core Strategy and DP24 of the Development Policies which state that the Council will require all developments including alterations and extensions to existing buildings, to be of the highest design standards in terms of the character, sitting, context, form and scale to the existing building and the general area.

The proposed roof extension would infill a relatively small area to the right of the roofline. The addition would be at a lower level than the current roofline and would appear subservient. It would also be set back away from the existing front elevation parapet wall by 1.1 metres. The new area would be used as a kitchen for the flat at no.132. The extension will be constructed of facing brickwork to match the existing.

The roof will be constructed of lead cladding and coping to match the existing. A roof light will be inserted into the roof to allow light into the proposed kitchen. The proposed materials are considered acceptable.

It would not be visible at street level given the scale of the property. As such, the proposed extension would not significantly alter the main property elevation and would respect the character of the main building façade. In light of the above, officers are of the opinion that the proposal would preserve the character of the area and is acceptable on design grounds.

Under section 7 of supplementary planning guidance CPG 6 (Amenity), all developments are required to have some regard for the amenity of existing and future occupants. Policies CS5 of the Core Strategy and DP26 of the Development Policies state that the council will protect the quality of life for existing and future occupiers, as well as neighbours by only granting permission for those developments that would not have a harmful effect on amenity. Such issues include visual privacy, overlooking, overshadowing, outlook, sunlight, daylight and artificial light levels.

The proposed development would not have any impact on current amenity arrangements in the area by way of loss of privacy, overlooking or any other amenity concerns.

No objections have been received and the site's planning history was taken into account when coming to this decision.

In light of the above, the proposed development is in general accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposal also accords with policies 7.4 of the London Plan (2015) consolidated with alterations and NPP paragraph 56- 66 and 126 -141.

- 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

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

Ed Watson
Director of Culture & Environment