

Mr Stephen Brandes  
Stephen Brandes Architects  
5 Spedan Close  
London  
NW3 7XF

Application Ref: **2015/6718/P**  
Please ask for: **Samir Benmbarek**  
Telephone: 020 7974 **2534**

11 February 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**186 Regent's Park Road**  
**London**  
**NW1 8XP**

Proposal:  
External alterations and repairs to front elevation of dwelling house, front garden, boundary wall and bin storage area to also include replacement of staircase to basement level  
Drawing Nos: 573\_LOC (Location Map); 573\_101; 573\_111; Design & Access Statement

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 573\_LOC (Location Map); 573\_101; 573\_111; Design & Access Statement

Reason:

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

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including sections at 1:10 of the proposed replacement window at basement level (including jambs, head and cill)

b) Details of the front boundary wall, including brickwork, stone cappings and metal railings.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

- 1 Reasons for granting permission:

The front façade of the host building is highly characteristic of buildings of the Primrose Hill Conservation Area which it is located within. The proposal will include a porch of the same scale as the neighbouring buildings that would include appropriate detailing (of which the other buildings lack) which will enhance the property and wider conservation area. Notwithstanding the request by the Primrose Hill CAAC for a condition to be attached requiring further details to be submitted of the reinstated porch and front door, it is considered that sufficient details have been submitted for these elements of the scheme to ensure the preservation or enhancement of the character and appearance of the conservation area. The

character of the building is further enhanced by the window replacements to the existing front dormer window and the window to basement level with timber framed windows which is considered a high-quality and appropriate treatment. Further details of the proposed basement window on the front elevation will be secured by condition.

Furthermore, the works to the front garden are also achieving an overall enhancement of the design and character of the host building and conservation area. These works include rebuilding the front boundary wall with reclaimed stock brick with stone cappings, and replacing the existing railings with a more appropriate set that are present at the neighbouring properties and replacing the existing metal staircase to the basement level with a permanent brick stone staircase with a simple metal handrail. A condition will be attached requiring further details of the front boundary wall, cappings and railings to be submitted to ensure that they are appropriately designed to preserve the character and appearance of the conservation area.

Other works to the front garden include relocating utility metering equipment away from the front garden, installation of a skylight to serve the basement level which is designed to be discreet and screened from the street scene and proposed timber refuse storage enclosure is considered appropriate in its material, design and discrete location from the street.

Two objections have been received in relation to the works which have been duly considered. Furthermore, a comment from the Primrose Hill CAAC has been taken into consideration. The application site's 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 details are in general accordance with policies CS5, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and DP17, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Policies. The proposed development also accords with policies 6.9, 7.4 and 7.6 of the London Plan (March 2015); and paragraphs 14, 17, 29, 30-35, 56-66 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

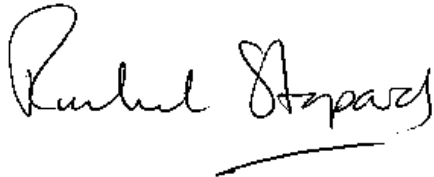
Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment