

Mr Mark Ruthven  
Studio Mark Ruthven  
First floor  
9 Leighton Place  
London  
NW5 2QL

Application Ref: **2016/1013/P**  
Please ask for: **Ian Gracie**  
Telephone: 020 7974 **2507**

28 April 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 5  
6 Regent's Park Road  
London  
NW1 7TX**

Proposal:

Erection of roof extension.

Drawing Nos: REP-P-001; REP-X-100; REP-X-101; REP-X-200; REP-X-201A; REP-X-300A; REP-P-100A; REP-P-101A; REP-P-102A; REP-P-200A. REP-P-201A; REP-P-300A.

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 REP-P-001; REP-X-100; REP-X-101; REP-X-200; REP-P-100A; REP-P-101A; REP-P-102A; REP-P-200A, REP-P-300A.

Reason:

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

- 4 A privacy screen shall be erected at roof level as shown on dwg no. REP-P-200A.

Reason: In order to protect the amenity of future occupants in accordance with policies 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 Reasons for granting permission.

The proposed roof extension is considered subordinate in both scale and location to the host building. It is considered an appropriate design by virtue of its shallow pitch and limited visibility from public views. The proposal has taken a line from the highest point of the recently approved roof extension to the rear of the building (LPA Ref. 2015/5330/P) to the top of the parapet to the front of the building to establish a pitch that will reduce the visibility of the proposed mansard which is considered appropriate. Due to its size and location, it would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light or privacy. A privacy screen is proposed on the centre line of the roof to prevent the opportunity for overlooking should the recently approved scheme to the rear be built (LPA Ref. 2015/5330/P). However, should permission 2015/5330/P not be implemented then the applicant is encouraged to apply to remove condition 4 of this permission to remove the requirement to erect the privacy screen. It is considered that sufficient levels of light will enter the proposed bedroom whilst the outlook of the unit is considered acceptable by virtue of the south facing windows in the main living area of the unit.

Whilst the proposed development will have some visual impact, this is considered to be limited. Such an extension is therefore not considered harmful to the character or appearance of the host building, street scene or the Primrose Hill Conservation Area.

Two objections have been received and duly taken into account prior to making this decision. The sites planning history was taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

- 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.
- 3 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).
- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in

your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

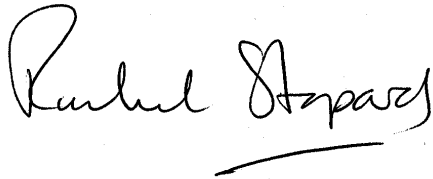
Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

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 the name.

Rachel Stopard  
Director of Supporting Communities