

Mr Neil Wilson
Neil Wilson Architects Limited
37 Montagu Square
London
W1H 2LL

Application Ref: **2016/1531/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

8 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
6 Regent's Park Terrace
London
NW1 7EE

Proposal:

Conversion of 2x flats (1x 1-bed & 1x 4-bed) to form 1x single family dwellinghouse (5-bed)
Drawing Nos: Site Location Plan at 1:1250; E-2016.02.100; E-2016.02.101; E-2016.02.102;
E-2016.02.103; E-2016.02.104; E-2016.02.105; E-2016.02.106; E-2016.02.200; E-
2016.02.300; P-2016.02.100; P-2016.02.101; P-2016.02.102; P-2016.02.103; P-
2016.02.104; E-2016.02.105; P-2016.02.106; P-2016.02.200; P-2016.02.300.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan at 1:1250; E-2016.02.100; E-2016.02.101; E-2016.02.102; E-2016.02.103; E-2016.02.104; E-2016.02.105; E-2016.02.106; E-2016.02.200; E-2016.02.300; P-2016.02.100; P-2016.02.101; P-2016.02.102; P-2016.02.103; P-2016.02.104; E-2016.02.105; P-2016.02.106; P-2016.02.200; P-2016.02.300.

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

Informative(s):

- 1 Reasons for granting permission

The proposal does not involve any external alterations to the host building and therefore there is unlikely to be a harmful impact on the character and appearance of the street scene or the wider area and it is considered that the proposal would preserve and enhance the character and appearance of the Primrose Hill Conservation Area.

The proposal involves the conversion of 1x 1-bed and 1x 4-bed self-contained residential units into 1x 5-bed self-contained residential unit, which equates to a net loss of 1 residential unit. The Council only normally resists development which involves the net loss of 2 or more residential units and therefore the loss of 1 unit is considered to be acceptable. The enlarged dwelling would exceed the current national space standards and it would provide a high standard of residential accommodation in terms of layout, space and room sizes, storage and utility spaces, daylight and sunlight, privacy and security, and noise.

The application site has a Public Transport Accessibility Level (PTAL) of 6a. Given that the proposal results in a net loss of dwellings, there is no requirement to make the new dwelling car free.

The proposal would not cause unacceptable loss of amenity to neighbouring or nearby properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, or a sense of enclosure.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were 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 and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed

Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies CS1, CS5, CS6, CS11, CS13, CS14 and CS18 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP2, DP5, DP16, DP17, DP18, DP19, DP21, DP22, DP24, DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policies 3.4, 3.5, 6.9, 6.10, 6.13, 7.4, 7.6 and 7.8 of the London Plan 2015; and the provisions of paragraphs 14, 17, 29-41, 47-55, 56-66 and 126-151 of the National Planning Policy Framework 2012.

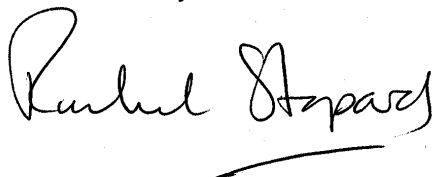
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 Noise from demolition and construction works is subject to control 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



Rachel Stopard
Director of Supporting Communities