

Robert Nagy  
1 CHURCH PLACE  
209 HELE ROAD  
TORQUAY  
TQ2 7QG

Application Ref: **2016/0572/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

15 June 2016

Dear Sir

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**95 Regent's Park Road**  
**London**  
**NW1 8UR**

Proposal:  
Erection of dormer roof extension with balcony to the rear elevation and installation of 3 x velux rooflights to the front elevation to provide ancillary floorspace for the existing upper floor flat.

Drawing Nos: 20 REVC, site location plan and Design and Access Statement.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 20 REVC, site location plan and Design and Access Statement.

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

#### Informatives:

- 1 Reason for granting permission:

The scale of the dormer has been revised to allow a set-back of approximately 500mm from the roof's eaves and either side of the roof. The dormer would only be set 200mm below the roof ridge which is contrary to planning guidance, However, the height has been reduced and would be smaller in height, bulk and scale than the recently approved roof extension at No. 99 Regent's Park Road (2015/3180/P). The proposed dormer extension would follow the precedent set in terms of the detailed design of No.99 and has been designed to be less bulky. As such, it would be hard to resist the principle of the roof extension. The dormer extension would not offer any views from Regent's Park Road and would be partially visible along Erskine Road to the side elevation and within the private views of the surrounding properties. As such it is not considered to detract from the overall design of the host building or the Primrose Hill Conservation Area. Due to its size and location, it would not harm the amenity of any adjoining residential occupiers in terms of loss of light, privacy or overlooking.

The proposed balcony would not exacerbate levels of overlooking and privacy due its location within the roof slope. Whilst the development will have some visual impact, this is considered to be less than substantial harm due to the variety of dormer extension that currently exist with the terrace Therefore, the proposed dormer in this location is not considered harmful to the character or appearance of the host building, street scene or the Primrose Hill Conservation Area.

The proposal would also include the installation of 3 x rooflights to the front elevation which would match the neighbouring property at no. 99 Regent's Park Road. As such, no objection is raised on account of the design and appearance. No comment/ objection have been received from neighbouring properties. Primrose Hill CAAC's commented on the application and raised no objection to the proposed scheme. 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 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, CS6 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP16, DP18, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

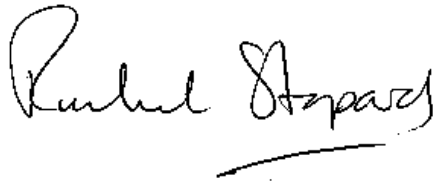
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 Noise and Licensing Enforcement Team, 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.
- 4 You are reminded that this decision only grants permission for ancillary residential (Class C3). Any additional residential unit or for use as temporary residential accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

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 that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard  
Director of Supporting Communities