

10.10.2016

**For the Attention of Planning Team**

London Borough of Camden 2nd Floor,  
5 Pancras Square c/o Town Hall,  
Judd Street London  
WC1H 9JE

Dear Sir/Madam,

**Re: A Full Planning Application for alterations to the existing butterfly valley roof forming a new part roof garden/terrace, including 1x retractable roof and 1 x rooflight, with associated internal alterations, at:**

**Address: 152 Regents Park Road, London. NW1 8XN**

Please find enclosed a full planning application package for the above address for your attention.

The package includes:

- A completed planning application form submitted online
- A planning application fee (paid online via Planning Portal) of £172
- A completed Design and Access Statement and Conservation Area Assessment  
(Appendix 1: Granted Planning Permission for No 156 Regent's Park Road, approved in July 2011 (Ref. 2011/3052/P). - Alterations at roof level, including installation of 2 x retractable rooflights and creation of roof level terrace/garden  
Appendix 2: Photographs of property No 156 Regent's Park Road, Planning permission approved in July 2011 (Ref.2011/3052/P). - Alterations at roof level, including installation of 2 x retractable rooflights and creation of roof level terrace/garden  
Appendix 3: Product Literature for the proposed roof terrace access rooflight)

One set of existing and proposed planning drawings enclosed:

- E01-00 Existing Site Plan and Site Photographs
- E02-00 Existing Basement, Ground and First Floor Plans at 1:100
- E02-01 Existing Second Floor, Third Floor and Roof Plans at 1:100
- E03-01 Existing Front Elevation at 1:100
- E03-02 Existing Rear Elevation at 1:100
- E03-03 Existing Section A-A at 1:100
- P02-00 Proposed First Floor Plan at 1:100
- P02-01 Proposed Second Floor, Third Floor and Roof Plans at 1:100
- P03-01 Proposed Front Elevation at 1:100
- P03-02 Proposed Rear Elevation at 1:100
- P03-03 Proposed Section A at 1:100

The existing building is a four storey building with a butterfly pitched roof behind a frontage parapet wall to the main facade. The property includes an existing A1 class Use commercial unit at ground and basement floor levels and existing 1x 3 bed residential unit on the upper floors.

The proposal includes alterations to the existing butterfly roof to introduce a new part roof garden/terrace to the flat unit at second and third floor level. The proposal also includes internal refurbishment on the residential unit. The residential unit will benefit from internal alterations however will remain a 3 bedroom unit.

Similar Applications have been granted along Regent's Park Rd to nos: 158 installation of 4th floor roof terrace including associated access hatch, railings and planters (Ref.2014/6398/P), 156 (Approved in August 2011, ref. no: 2011/3052/P) and 160 (Approved in October 2007, ref. no: 2007/4158).

The existing A1 commercial unit at ground and basement levels will be retained.

Independent access to the upper floor residential units will remain via the existing main entrance door at ground level from Regents Park Road.

The proposal has been designed in accordance with the existing building in terms of the scale, proportion, fenestration pattern and style, and the types of materials used. All proposed works will incorporate the use of high quality materials that are sympathetic to the character and appearance of the existing and surrounding buildings in this Conservation Area.

The appearance will remain in keeping with the existing building and neighbouring properties in terms of its residential design elements and does not materially disturb the prevailing character of this residential area.

The proposed materials will remain in keeping being sympathetic and coherent with the appearance of the existing house.

The application is a car free proposal with no parking provision due to the town centre location and its close proximity and accessibility of public transport.


We consider this proposal to be suitable with the relationship to its neighbouring properties and we consider this proposal not to be detrimental to the street scene or over development of the site.

We trust the application is in satisfactory order and you will consider this for approval.

The proposed drawings attached are to scale when printed A3 paper.

Again we thank you for your guidance and co-operation with the application. Please do not hesitate to contact me should you have any further queries.

Yours sincerely



Peter Koumis

Cc (Applicant)