

Mr Peter Koumis
Vivendi Architects LTD
Unit E3U
Ringway Bounds Green Industrial
Estate
London
N11 2UD

Application Ref: **2016/5510/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974

30 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
152 Regent's Park Road
London
NW1 8XN

Proposal:
Installation of 4th floor roof terrace including 1 x retractable roof light, 1 x roof light and railings, replacement of front and rear windows.
Drawing Nos: 1573-E01-00 Rev. P2; 1573-E02-00 Rev. P1; 1573-E02-01 Rev. P1; 1573-E03-01 Rev. P1; 1573-E03-02 Rev. P1; 1573-E03-03 Rev. P1; 1573-P02-00 Rev. P1; 1573-P02-01 Rev. P1; 1573-P03-01 Rev. P1; 1573-P03-02 Rev. P2; 1573-P03-03 Rev. P1; Design and 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 policies 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 1573-E01-00 Rev. P2; 1573-E02-00 Rev. P1; 1573-E02-01 Rev. P1; 1573-E03-01 Rev. P1; 1573-E03-02 Rev. P1; 1573-E03-03 Rev. P1; 1573-P02-00 Rev. P1; 1573-P02-01 Rev. P1; 1573-P03-01 Rev. P1; 1573-P03-02 Rev. P2; 1573-P03-03 Rev. P1; Design and Access Statement.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposal would replace the existing unaltered butterfly roofscape with a flat roof with a roof terrace to the rear, and would include the insertion of a roof light to the front on the north side, and a retractable roof light to the rear on the south side to provide access to the roof terrace from an internal stairwell. The original rear v-shaped parapet line would be retained and metal railings would be erected on the roof, and the proposed works would be set back and separated from the street elevation and would not protrude above the existing parapet lines. This is required to preserve the significant views of the front roof line of this side of Regent's Park Road as identified in the Primrose Hill Conservation Area Statement.

The proposed replacement of the existing timber framed front and rear windows with double glazed timber framed sash windows is considered acceptable with no visible change to their appearance.

The roofslopes at this part of the Regent's Park Road contain a varied mix of alterations, with existing roof terraces at No. 154, 156, 158 and 160 Regent's Park Road. Given the proposed set back of the roof terrace from the front parapet and as the rear roof line is not visible from the north or east, with only limited visibility from Sharples Hill Street to the south, the proposed roof alterations would remain subordinate to the host building in terms of form and scale, and would respect and preserve the design and proportions of the original building and the character and appearance of the Primrose Hill Conservation Area.

Given the scale, form and location of the works, it is not considered that the

proposal would have a detrimental impact on any neighbouring occupiers in terms of daylight, sunlight, outlook or privacy.

Whilst the proposed roof terrace would adjoin the existing roof terrace at No. 154 Regent's Park Road, the erection of a privacy screen is not considered necessary in this instance as there would be mutual overlooking and it would not result in views into neighbouring habitable rooms.

One comment has been received and duly taken into account prior to making this decision. The planning history of the site and surrounding area 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 Planning (Listed Buildings and Conservation Area) 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 of the London Plan 2016 and of the National Planning Policy Framework 2012.

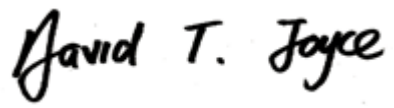
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities