

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

Application Ref: **2017/1631/P**
Please ask for: **Kate Henry**
Telephone: 020 7974 **2521**

26 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

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

Proposal: Installation of 2x skylights to main roof (1x new and 1x repositioned)

Drawing Nos: Site Location Plan at 1:1250; E-2016.02.101; E-2016.02.102 A; E-2016.02.103; E-2016.02.104 A; E-2016.02.105 A; E-2016.02.106; E-2016.02.300; E-2016.02.400; P-2016.02.101 C; P-2016.02.102 C; P-2016.02.103 C; P-2016.02.104 C; P-2016.02.105 C; P-2016.02.106 C; P-2016.02.300 C; P-2016.02.400 C; Design and Access and Heritage Statement (dated 21/03/2017)

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-2016.02.101; E-2016.02.102 A; E-2016.02.103; E-2016.02.104 A; E-2016.02.105 A; E-2016.02.106; E-2016.02.300; E-2016.02.400; P-2016.02.101 C; P-2016.02.102 C; P-2016.02.103 C; P-2016.02.104 C; P-2016.02.105 C; P-2016.02.106 C; P-2016.02.300 C; P-2016.02.400 C.

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

- 3 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 and policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

Informative(s):

- 1 Reasons for granting approval:

The proposal seeks to remove the existing 1x rooflight on the butterfly roof and to insert 2x rooflights on the same roof slope of the butterfly roof, but closer to the centre of the building, to serve the landing area below.

The rooflights would not be visible due to their positions. As such, it is not considered that they would detract from the character and appearance of the host building or the wider area, including the Primrose Hill Conservation Area.

Neither is it considered that the works would cause undue harm to neighbouring properties.

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 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 the London Plan 2016; and the provisions of the National Planning Policy Framework 2012. The proposal also accords with Policies A1, D1 and D2 of the Camden Local Plan Submission Draft 2016.

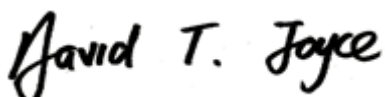
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 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.
- 4 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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



David Joyce
Director of Regeneration and Planning