

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

Application Ref: **2017/1656/L**
Please ask for: **Kate Henry**
Telephone: 020 7974 **2521**

26 April 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

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

Proposal:
Installation of 2x skylights to main roof (1x new and 1x repositioned); installation of underfloor heating at lower ground floor level

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); Planning Stage Structural Report (dated 21/03/2017)

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.



Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 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 and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies and policy D2 of the Camden Local Plan Submission Draft 2016.

Informative(s):

1 Reasons for granting consent

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 proposal also seeks to install an underfloor heating system at lower ground floor level.

The rooflights would not be visible due to their positions on the butterfly roof. They are considered to be appropriate in scale and number and position and it is not considered that they would detract from the character and appearance of the host building.

The installation of underfloor heating at lower ground floor level would involve the replacement of the existing slab with a new ground bearing slab at a lower level. The finished floor level would not be altered and therefore there would be no adverse impact on joinery etc. The installation of underfloor heating is considered to be appropriate at the lowest level of a listed building such as this. The works would not cause undue harm to historic fabric.

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.

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.

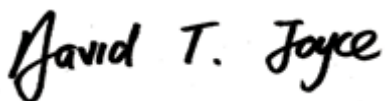
The proposed development is in general accordance with Policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2012. The proposal also accords with Policy D2 of the Camden Local Plan Submission Draft 2016.

- 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 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.

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
Director of Regeneration and Planning