

Mrs Karen Gill  
The Drawing Room  
1-3 Brixton Road  
London  
SW9 6DE

Application Ref: **2016/0279/P**  
Please ask for: **Tania Skelli-Yaoz**  
Telephone: 020 7974 **6829**

5 May 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**38 Regent's Park Road**  
**London**  
**NW1 7SX**

Proposal:

Erection of front, side and rear extensions with rear 1st floor roof terrace, including basement excavation and various external alterations, and conversion of two flats at lower ground, ground and first floor levels to one maisonette (Class C3); and excavation to create sunken garden room at basement level with roof terrace above at north end of rear garden to provide ancillary accommodation to existing residential dwelling (Class C3).

Drawing Nos: Site location plan, [Prefix: 2014-002/] (as existing :) 101, 103, 108, (as proposed:) 102, 104, 105, 107, 106A, Landscaping details: 1049-01/B, 02/B and 03/C, Parking Statement, Site investigation & BIA Report ref. J12127A dated July 2016 by GEA and associated documents, Elliott Wood Structural drawings (drawings 100-P5, 102-P2, 200-P2, 101-P5, 201-P1), Structural Report by Elliott Wood ref 211334/ P6 dated April 2016, email from Martin Cooper (GEA) to Campbell Reith dated 2.9.16 re additional ground movement info, email from Hannah Dashfield to Campbell Reith dated 1.9.16 re additional tree removal analysis, Campbell Reith BIA independent Assessment ref. 12336-58 Rev F1 dated September 2016, Arboricultural Impact Appraisal and Method Statement by Barrell dated 15 February 2013, Arboricultural Impact Appraisal by Barrell dated 15 February 2013, Design & Access Statement dated 11.1.16, Planning Statement by The Drawing Room Rev A dated 22.1.16.



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 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: Site location plan, [Prefix: 2014-002/] (as existing :) 101, 103, 108, (as proposed:) 102, 104, 105, 107, 106A, landscaping details: 1049-01/B, 02/B and 03/C.

Reason:

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

- 4 Before the development commences, details of secure and covered cycle storage area for 2X cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any

subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Prior to commencement of the relevant works, a sample panel of the facing brickwork to be used on the 2 storey rear extension, demonstrating the proposed colour, texture, face-bond and pointing, shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved sample, which shall be retained on site until the relevant work has been completed.

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.

- 8 Prior to commencement of any alterations to the front boundary, full details of the front boundary treatment shall be submitted to and approved in writing by the local planning authority. The front boundary treatment shall be constructed in accordance with the approved details.

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.

- 9 Notwithstanding the drawings hereby approved, detailed drawings of the proposed

balustrade to the second floor terrace shall be submitted to and approved in writing by the local planning authority prior to commencement of the relevant part of the works. The balustrade shall be constructed in accordance with the approved details.

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.

- 10 A 1.7 metre high screen (from ground level of balcony), details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on the eastern boundary side of 1st floor balcony prior to commencement of use of the roof terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 11 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

Informative(s):

- 1 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).
- 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.

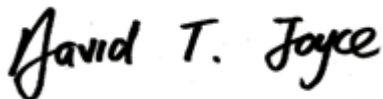
- 3 You are advised that the revised balustrade to the second floor level rear terrace, to be submitted in accordance with condition 8 above, should be low in height and constructed from traditional materials in keeping with the age and character of the property, such as a metal balustrade.
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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  
Director of Regeneration and Planning