

Mr Jeremy Peacock
Formwork Architects Ltd
47 St Johns Wood High Street
London
NW8 7NJ

Application Ref: **2017/0893/P**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

12 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1st Floor
65 Regent's Park Road
London
NW1 8XD

Proposal:

Erection of a single storey rear extension to residential flat (Class C3).

Drawing Nos: Design & Access Statement (03/02/2017); Intrusive Investigation Report RevA; [467/L] LOC, 01, 02, 03, 04B (21/04/2017), 05, 06 B (21/04/2017).

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 and policies A1, D1, D2 and H3 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with policies of the London Plan 2016; and the National Planning Policy Framework.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Design & Access Statement (03/02/2017); Intrusive Investigation Report RevA; [467/L] LOC, 01, 02, 03, 04B (21/04/2017), 05, 06 B (21/04/2017).

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

- 4 The new window on the side elevation of the rear extension and the existing adjacent staircase window shall have etched glazing panels to the lower part of the fenestration and shall be permanently retained and maintained as such thereafter.

Reason: In order to prevent unreasonable overlooking from neighbouring residential units to the rear of No63 Regent's Park Road and from residents at 65 Regent's Park Road 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 and policy A1 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with policies of the London Plan 2016; and the National Planning Policy Framework

Informatives:

- 1 Reasons for granting permission.

The proposed rear extension at first floor level atop the existing ground floor extension is to permit the conversion of a small self-contained studio flat into a one-bedroom flat by creating a new bedroom.

The proposed bedroom will measure approximately 3m x 3.1m. It is to be constructed so that it does not touch the flank elevation of the Grade II listed building to the rear (at No1 Chamberlain Street) and as such, will not harm the setting of the listed building.

The side window was relocated slightly to the right, closer to the host building's rear elevation reducing the potential for overlooking from the neighbouring upper windows at No63 Regent's Park Road.

Both the proposed new window and the existing window of the staircase within the host building would be obscured by etched glazing to the lower part of both windows in order to protecting neighbouring privacy.

The window of the first floor extension opposite serves a bathroom that sits slightly lower than the proposed window. It is also obscured by means of a bathroom blind. This, aided with the obscuring of the lower part of the new window will ensure adequate privacy.

The initially proposed white painted render of the side elevation was considered inappropriate. The revised brick elevation to match the existing host building rear elevation is more sympathetic and in keeping with the materials of surrounding buildings.

As such, the proposed first floor single storey rear extension is considered to be acceptable in terms of size, scale, design, location and materials and will preserve the appearance and character of the host building and the Conservation Area and will not harm the setting of the adjacent listed building. The new bedroom will improve the residential standards of the flat and increase the habitable living floor area.

The site's planning and appeal history has been taken into account when coming to this decision. An objection from the CAAC was received following the statutory consultations raising concerns over the loss of privacy. As a result, the proposal was revised as stated above. Subsequently, the CAAC withdrew their objection.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.66 and s.72 of the Listed Buildings and Conservation Areas 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 DP5, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1, D1, D2 & H3 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with policies of the London Plan 2016; and the National Planning Policy Framework.

- 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.

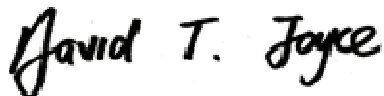
- 4 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination 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