

Mr. James Richardson
James Richardson
5 Albert Road
Stamford
Lincolnshire
PE9 2EA

Application Ref: **2017/0973/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

20 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

Flat 6
6 Regent's Park Road
London
NW1 7TX

Proposal:

Variation of condition 3 (approved plans) of planning permission 2015/5330/P dated 17/02/16 (for erection of roof extension with 2 x rooflights and installation of 4 additional vertical rear rooflights to the rear elevation associated with the creation of a mezzanine floor), namely, replacement of brick water tank housing with steel water tank on valley roof and alterations to the roof extension fenestration on the north elevation.

Drawing Nos: Superseded: 562/106 REVA, 562/107 REVA and 562/108 REV A

Proposed: 562/001, 562/106 REVD, 562/107 REVD and 562/108 REVC.

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 the original planning permission ref 2015/5330/P dated 17/02/2016.

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

- 3 For the purposes of this decision, condition no.3 of planning permission 2015/5330/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: 562/001, 562/002, 562/103, 562/104, 562/105, 562/106 REVD, 562/107 REVD and 562/108 REVC.

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

Informative(s):

- 1 Reasons for granting permission:

The approved scheme comprised the erection of roof extension to the three-storey building. The northern mansard is sited directly behind an existing parapet wall. The parapet wall is between 1.9m to 2.8m high and the proposal seeks a minor material amendment to replace the north façade with zinc, and aluminium frame doors to provide both light and access to the patio. It is also proposed to install three roof lights.

The proposed sliding door would be grey aluminium framed, similar in design of the proposed window. The proposed glazing would break up the facade treatment and introduces a hierarchy that would complement the façade, which offers no views from street level.

It is proposed to replace the existing water tank housing to the front, which faces the existing roof extension. The water tank would measure 1.1m in height x 1.6m in width the water housing unit would be a decrease in the overall bulk of scale of the existing housing unit. As such, no objection is raised in regards to the design and appearance.

The new doors would not overlook any adjacent residential properties, furthermore, the property already benefits from an access hatch. As such, the proposal would not exacerbate harm to the amenity of any adjoining occupiers.

The planning history of the site has been taken into account when coming to this decision. No objections were received to this application.

The proposal is considered to preserve the character and appearance of the conservation area. 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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 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, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1, D1 and D2 of the London Borough of Camden Local Plan Submission Draft. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

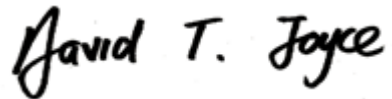
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, 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 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).
- 4 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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