

Mr Neil Perry
Anderson Orr Architects Ltd
The Studio
70 Church Road
Wheatley
Oxford
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United Kingdom

Application Ref: **2017/1144/P**
Please ask for: **Alfie Stroud**
Telephone: 020 7974 **2784**

25 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**113 Regent's Park Road
LONDON
NW1 8UR**

Proposal:
Removal and replacement of glazing to front elevation. Insertion of 2 no. flat glass rooflights. General internal alterations as illustrated on the drawings. Original parapet signage to be reinstated.

Drawing Nos: OS site location plan; 16111-PE0010, 16111-PE0011, 16111-PE0012, 16111-PE0013, 16111-PP0020, 16111-PP0030, 16111-PP0031, 16111-PP0032, 16111-PP0033; Aworth Survey Consultants drawing set 04/11/16 (Lower Ground-Floor Plan, Ground-Floor Plan, First-Floor Plan, Second-Floor Plan, Roof Plan, Elevations A-D, Sections 1-2); Planning & Heritage comments (28 March 2017); Anderson Orr email (25 May 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 D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

OS site location plan; 16111-PE0010, 16111-PE0011, 16111-PE0012, 16111-PE0013, 16111-PP0020, 16111-PP0030, 16111-PP0031, 16111-PP0032, 16111-PP0033; Aworth Survey Consultants drawing set 04/11/16 (Lower Ground-Floor Plan, Ground-Floor Plan, First-Floor Plan, Second-Floor Plan, Roof Plan, Elevations A-D, Sections 1-2); Planning & Heritage comments (28 March 2017); Anderson Orr email (25 May 2017).

Reason:

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Detailed section drawings at 1:2 of the ground floor window head, its junction to, and details of, the new fascia proposed above, along with detailed typical section drawings of glazing bars at 1:2;

b) Details of proposed paving, landscaping, and arrangements for car-parking on and around the front forecourt area, recording and existing paving finishes and seeking to retain high-quality materials such as granite kerbs;

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 (and D2 if in CA) of the London Borough of Camden Local Plan 2017.

Informatives:

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 Reasons for granting permission. [Delegated]

The site is a positive contributor to the Regent's Park Conservation Area, making a contribution of architectural and historic character as a former garage on a prominent site, designed with fine materials and detailing recalling its early twentieth-century date.

The proposals are for light refurbishment of the building in connection with a new office occupier, to include the insertion of new partitions in the interior, the replacement of the existing exterior glazing at ground-floor level with Crittall-style windows, the replacement of the modern fascia and signage, and the addition of 2no. rooflights to the flat roof. The proposals have been informed by inspection of the fabric, including the poorly overpainted tiled parapet, which has lost its applied lettering, and which will be lightly cleaned with lettering reinstated. The new additions have been designed with consideration of the character and appearance of the host building and its particular contribution to the conservation area, and - notwithstanding details to be secured by condition - will conserve this contribution. The proposal is therefore acceptable.

The proposals have been informed by discussion with the Regent's Park CAAC, which is broadly supportive, but which requested further details which are to be secured by condition. Public consultation has been undertaken by placement of a press and site notice by which no comments were received. The site's planning history has been taken into account in reaching this decision.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policy 7.8 of the London Plan 2016, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will

be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

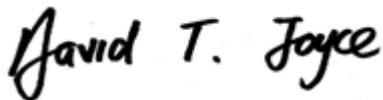
Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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