

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

Application Ref: **2016/3302/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

12 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

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

Proposal:
Double height rear conservatory (lower ground and upper ground floor level) with upper ground floor level external balcony and steps to garden level

Drawing Nos: Site Location Plan at 1:1250; E-2016.02.100; E-2016.02.101; E-2016.02.102; E-2016.02.103; E-2016.02.104; E-2016.02.105; E-2016.02.106; E-2016.02.200; E-2016.02.300; P-2016.02.100A; P-2016.02.101A; P-2016.02.102A; P-2016.02.103A; P-2016.02.104A; P-2016.02.105A; P-2016.02.106; P-2016.02.300A

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan at 1:1250; E-2016.02.100; E-2016.02.101; E-2016.02.102; E-2016.02.103; E-2016.02.104; E-2016.02.105; E-2016.02.106; E-2016.02.200; E-2016.02.300; P-2016.02.100A; P-2016.02.101A; P-2016.02.102A; P-2016.02.103A; P-2016.02.104A; P-2016.02.105A; P-2016.02.106; P-2016.02.300A

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

- 3 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 if in CA] of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission

There are similar examples of double height conservatories at the rear of other properties on Regent's Park Terrace (e.g. Nos. 7, 11, 13, 18 and 20) and therefore the proposed conservatory would not be out of keeping with the surrounding pattern of development. Furthermore, given that the rear elevation of the property is 5 storeys tall, the proposed conservatory would appear subordinate and by virtue of its lightweight design, it is considered that the original form of the building would remain discernible when viewed from the rear. The position of the glazing bars has been revised so that they are equally spaced. Furthermore, the external walkway has been reduced in size such that it would only extend beyond the rear of the original closet wing, and it would be accessed from the closet wing through a new door rather than from the double height conservatory. This is welcomed in terms of retaining a sense of the original building and in terms of simplifying the rear elevation design.

At lower ground floor level, closing up the window in the front vault (in association with the enlargement of an existing bathroom into the middle vault) is considered to be acceptable. This alteration would not be visible in the street scene and would not detract from the character and appearance or the special interest of the building.

The revised plans omit the creation of a second floor roof terrace, which is welcomed in terms of minimising the loss of historic fabric, avoiding the detrimental visual impact of the required metal railings, and avoiding overlooking to

neighbouring properties.

It is not considered that the proposed works would cause undue harm to the visual and residential amenities of neighbouring properties. The proposed conservatory would not project any further outwards from the original rear elevation of the host building than the closet wing and it is not considered that it would provide additional opportunities for overlooking because there would be a void at upper ground floor level. The proposed external walkway and staircase would abut the shared boundary with No. 5; however, there are other examples of external staircases in the terrace and also examples of roof terraces at higher levels, which would cause higher levels of overlooking. On balance, it is not considered that the level of overlooking from the walkway and staircase would be so severe as to warrant a refusal of the application on this basis.

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.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 Policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2015; and the National Planning Policy Framework 2012.

- 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 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

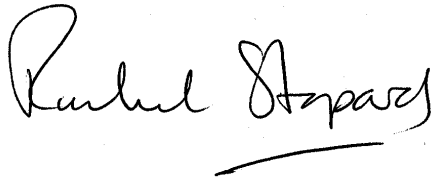
construction other than within the hours stated above.

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, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Executive Director Supporting Communities