

Mr Neil Wilson
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37 Montagu Square
London
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Application Ref: **2016/3393/L**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

12 August 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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; internal alterations

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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed



Buildings and Conservation Areas) Act 1990.

- 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 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 prior to the commencement of development:

a) Detailed drawings, including sections, at 1:10 of the rear conservatory, including details of how it will affix to the historic fabric.

b) Detailed drawings at 1:10 of all new joinery and fittings.

c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent

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 and also when viewed from within.

The position of the glazing bars on the conservatory 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.

Internally, the proposed works are considered to be acceptable following the submission of revised plans to address a number of concerns raised by the Council's conservation officer. At lower ground floor level, the opening between the vaults has been reduced in size, to retain a better sense of the original layout of the vaults, whilst allowing the middle vault to be used as part of the enlarged bathroom. At the rear, nibs will be retained between the kitchen and new games room, again to retain a better sense of the original plan form.

Closing up the window in the front 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 special interest of the building.

At upper ground floor level, the revised plans omit the proposed dining room within the double height conservatory, and instead there would be a Juliet balcony and a void at the upper ground floor level, similar to the recently approved plans at No. 6 Regent's Park Terrace (and also the double height conservatories at Nos. 11 and 18). This means the rear room would not be internalised and the original plan form at this level would be retained.

At first, second and third floor levels, the proposed changes internally are considered to be acceptable. The revised plans show that the door openings would be retained in their existing states, which is welcomed. The revised plans omit the creation of a second floor roof terrace, which is welcomed in terms of minimising the loss of historic fabric and to avoid the detrimental visual impact of the required metal railings.

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.

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 PolicyCS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policy DP25 of the London Borough of Camden Local Development Framework

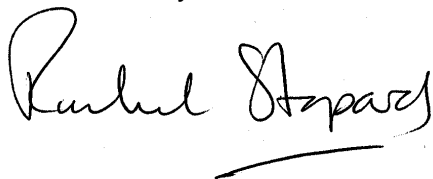
Development Policies. The proposed development also accords with the London Plan 2015 and the National Planning Policy Framework 2012.

- 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.

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.

Rachel Stopard
Executive Director Supporting Communities