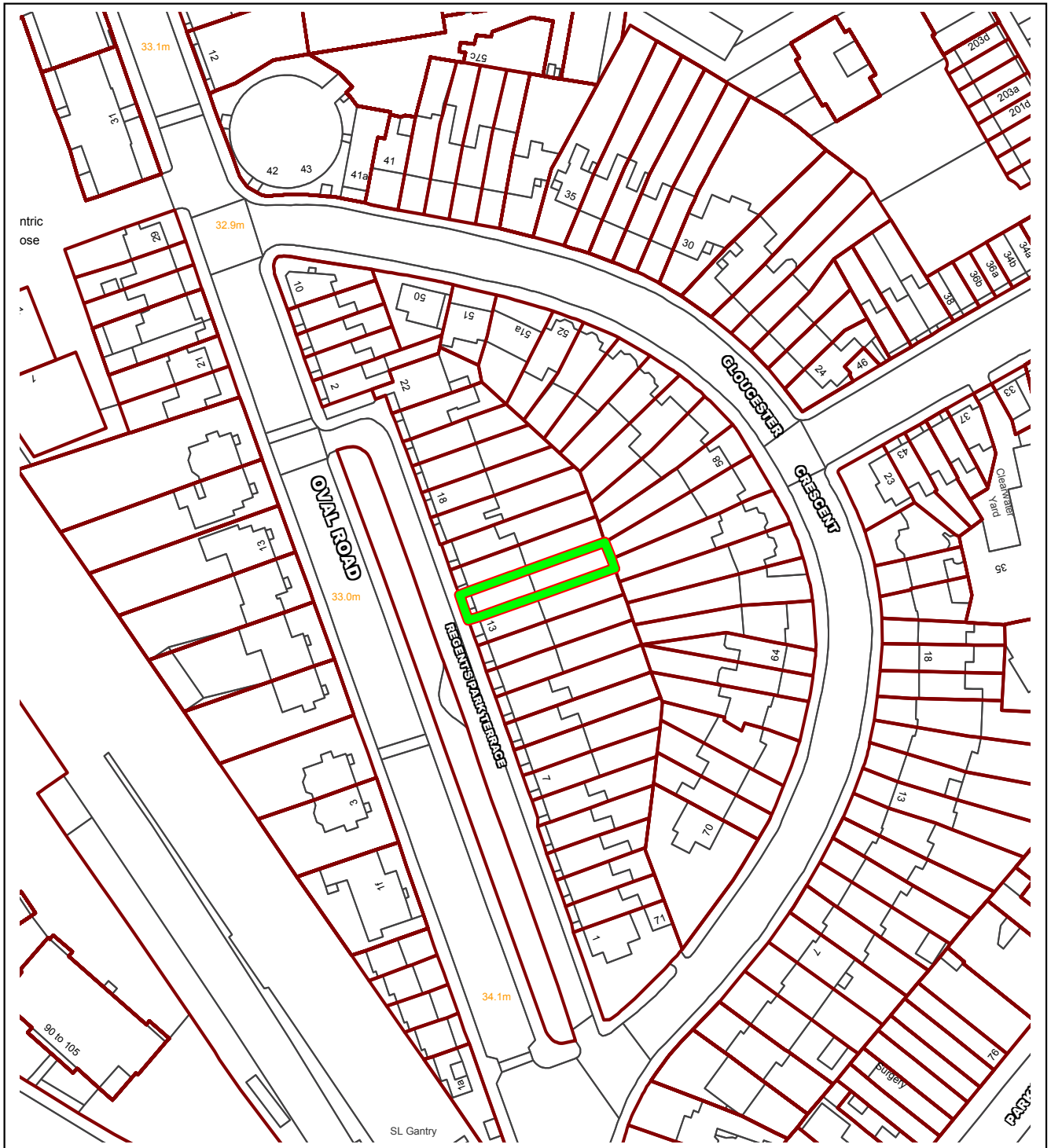


2017/0166/P & 2017/0339/L
14 Regents Park Terrace



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Photos



Views into front vault



Rear elevation



Rear elevation



View towards No. 13



View to No. 15

Delegated Report		Analysis sheet		Expiry Date:	09/03/2017
(Members Briefing)		N/A / attached		Consultation Expiry Date:	21/02/2017
Officer			Application Number(s)		
Kate Henry			1. 2017/0166/P 2. 2017/0339/L		
Application Address			Drawing Numbers		
14 Regent's Park Terrace London NW1 7ED			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
1. Double height rear conservatory (lower ground and upper ground floor level) to replace existing single storey rear conservatory, with internal balcony at upper ground floor level; alterations to openings; alterations to front vault area; first floor rear extension to enclose existing roof terrace; excavation to install spiral wine cellar below ground level 2. Double height rear conservatory (lower ground and upper ground floor level) to replace existing single storey rear conservatory, with internal balcony at upper ground floor level; alterations to openings; alterations to front vault area; first floor rear extension to enclose existing roof terrace; various internal alterations at all levels, including excavation to install spiral wine cellar below ground level					
Recommendation(s):		1. Grant conditional planning permission 2. Grant conditional listed building consent			
Application Type:		1. Householder Application 2. Listed building consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	0	No. of responses	0	No. of objections	2
Summary of consultation responses:	<p>For each application, site notices were displayed on 31/01/2017 (consultation end date 21/02/2017) and a press notice was issued on 26/01/2017 (consultation end date 16/02/2017).</p> <p>Objections were received from 2 adjacent properties: Nos. 13 and 15 Regents Park Terrace, as follows:</p> <ul style="list-style-type: none"> • Out of keeping with character and nature of Grade II listed terrace • Concern about first floor rear extension <ul style="list-style-type: none"> ○ Loss of daylight / sunlight ○ Overshadowing ○ Loss of views ○ Overbearing impact ○ Sense of enclosure • Concern about proposed wine cellar and impact on party wall (No. 13) and precedent set <p>Officer comment</p> <p>Please see section 3 of the Officer's Report.</p> <p>The plans have been revised, in response to the comments made by the neighbouring properties. The proposed first floor element is now much more open in character and appearance and similar in design to the recently approved extension at No. 7 Regent's Park Terrace (2016/0595/P and 2016/1126/L).</p>					
Primrose Hill CAAC	<p>In response to the original set of plans, an objection was raised, as follows:</p> <ul style="list-style-type: none"> • This is a listed building, part of a coherent terrace where the regularity of major features, at both front and rear elevations, are self-evidently essential to the significance of the whole and the parts of which the whole is composed. • While the existing rear infill is inappropriate in detail, it follows in its footprint and overall form the logic and grammar of the house, meeting the policy guidance set out in the current SPD, Primrose Hill conservation area appraisal at PH 27 which requires that rear extensions should be in harmony with the original form and character of the house. • The proposal fails unhappily to meet this basic consideration. The inserted large-scale window at the lower ground floor is more like a shop-front: its scale and proportion are seriously harmful to the Listed building. The curved glass infill is interesting, but inappropriate in this location, where glazed infill should be clearly subordinate to the original building, and only at lower ground floor level (PH30). Both elements at the rear are seriously harmful to the significance of the 					

Listed Building.

- We object to the proposed partial infill of the front area.
- At the front, the partial infill of the front area is also harmful. Again, Primrose Hill conservation area appraisal at PH39 and 42 identifies the harm from such infill, PH42 acknowledging that infill is acceptable where it is recessed below the entrance steps. The extension of the infill seems to be needed to allow for a set of steps to the deepened coal cellars: there is surely a less harmful way to achieve this modest purpose?

Officer comment

Please see section 3 of the Officer's Report.

Site Description

No. 14 Regents Park Terrace is a four storey (plus basement), mid-terrace residential dwelling on the eastern side of the road. The building is Grade II listed and the application site is within the Primrose Hill Conservation Area.

Relevant Planning History

14 Regents Park Terrace

PEX0200624 – Erection of an extension on the first floor rear balcony to create study together with associated external alterations – **Refused 14/08/2003**.

Reason for refusal:

- 1. The proposed extension, by virtue of its depth, bulk and height, is considered to be an over-dominant and incongruous projection that would harm the special character of the Grade II listed building and the character and appearance of the Primrose Hill Conservation Area. The proposed development is therefore considered contrary to Policies EN22, EN31 and EN38 of the London Borough of Camden Unitary Development Plan (2000).*

LEX0200625 – Erection of an extension on the first floor rear balcony to create study together with associated external alterations – **Refused 14/08/2003**.

Reason for refusal:

- 1. The proposed extension, by virtue of its depth, bulk and height, is considered to be an over-dominant and incongruous projection that would harm the special character of the Grade II listed building. The proposed development is therefore considered contrary to Policy EN38 of the London Borough of Camden Unitary Development Plan (2000).*

PEX0100973 – The erection of an extension at second floor level – **Refused 19/02/2002**.

LEX0100974 – The erection of an extension at second floor level – **Refused 19/02/2002**.

Relevant planning history for other properties in the terrace:

2 Regents Park Terrace

J11/12/9/12316 – Erection of an extension at the rear of the first floor – **Granted 08/03/1972**.

4 Regents Park Terrace

11836 – Erection of a rear extension to form a new bathroom at first floor level – **Granted 13/12/1971**.

6 Regents Park Terrace

2016/5642/P – Double height rear conservatory (lower ground and upper ground floor level, with new upper ground floor level internally); relocation of upper ground floor level external balcony and steps to garden level; alterations to openings; new skylights to main roof – **Refused 04/01/2017. Appeal decision pending.**

2016/5735/L – Double height rear conservatory (lower ground and upper ground floor level, with new upper ground floor level internally); relocation of upper ground floor level external balcony and steps to garden level; alterations to openings; new skylights to main roof; various internal alterations, including installation of underfloor heating – **Refused 04/01/2017. Appeal decision pending.**

2016/3302/P – Double height rear conservatory (lower ground and upper ground floor level) with upper ground floor level external balcony and steps to garden level – **Granted 12/08/2016**.

2016/3393/L – 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 – **Granted 12/08/2016**.

7 Regents Park Terrace

2016/0595/P – Double height rear conservatory (lower ground and upper ground floor level) to replace existing single storey rear conservatory; replacement first floor conservatory – **Granted 31/05/2016**.

2016/1126/L – Double height rear conservatory (lower ground and upper ground floor level) to replace existing single storey rear conservatory; replacement first floor conservatory; internal alterations – **Granted 31/05/2016**.

PEX0200377 – Erection of infill extension at basement level, conservatory extension over existing roof terrace at rear first floor level and extension at rear second floor level, including installation of two rooflights – **Granted with conditions 09/12/2002**.

LEX0200378 – Erection of infill extension at basement level, conservatory extension at rear first floor level and extension at rear second floor level, including internal and external alterations – **Listed building consent granted with conditions 09/12/2002**.

8 Regents Park Terrace

8903614 – Construct conservatory at first floor level to rear of building – **Granted 25/04/1990**.

8970512 – To construct a conservatory at first floor level at the rear of the building – **Granted 25/04/1990**.

10 Regents Park Terrace

9170224 - Erection of a rear first floor glazed balcony and replacement of existing timber staircase – **Granted 18/06/1992**

9101320 - Erection of a first floor rear glazed balcony and replacement of existing timber staircase – **Granted 18/06/1992**

9100396 – Erection of a conservatory at rear first floor level – **Granted 26/06/1991**

9170077 – Demolition of existing first floor rear conservatory and replacement by a new conservatory – **Granted 26/06/1991**

11 Regents Park Terrace

2006/1311/P – Revision to planning permission dated 20th April 2005 (ref 2005/0471/P; which granted consent for the erection of two-storey glazed rear extension, refurbishment of existing property including alterations to front and rear elevations and the installation of a roof light) involving amendments to the design of the rear extension – **Granted 11/05/2006**.

2006/1313/L – Revision to planning permission dated 20th April 2005 (ref 2005/0471/P; which granted consent for the erection of two-storey glazed rear extension, refurbishment of existing property including alterations to front and rear elevations and the installation of a roof light) involving amendments to the design of the rear extension – **Granted 11/05/2006**.

13 Regents Park Terrace

2010/1993/P – Erection of two storey extension at lower ground and upper ground floor level to rear elevation, installation of balcony and staircase on upper ground floor rear elevation with additions and alterations to include the installation of roof light and solar panel to butterfly roof of existing house (Class C3) – **Granted 05/07/2010**.

2010/1997/L – Erection of two storey extension at lower ground and upper ground floor level to rear elevation following demolition of existing conservatory, installation of balcony and staircase at upper ground floor rear elevation with internal additions and alterations to include the enlargement of openings between rooms and installation of bathroom at lower ground floor, new flooring and panelling at ground floor, making good joinery at first floor and removal of partition walls at second and third floor level to existing house (Class C3) – **Granted 05/07/2010**.

PEX0101018 – The erection of a two storey rear extension at first and second floor levels – **Granted 16/04/2002**.

LEX0101019 – The erection of a two storey rear extension at first and second floor levels – **Granted 16/04/2002**.

15 Regents Park Terrace

9301203 – The erection of a single-storey rear extension and a second floor rear extension; alterations to the front basement area – **Granted 28/04/1994**.

9370192 – The erection of a single storey rear extension and a second floor rear extension; alterations to the front basement area; internal alterations – **Granted 28/04/1994**.

18 Regents Park Terrace

2008/4488/P – Alterations and additions to single dwelling house, including the erection of a two storey rear extension, erection of new staircase from rear ground floor to garden (following the demolition of a single storey rear conservatory and rear spiral staircase), installation of balustrading to rear first floor level flat roof and alterations to rear façade – **Granted 28/11/2008**.

2008/4573/L – Alterations and additions to single dwelling house, including the erection of a two storey rear extension, erection of new staircase from rear ground floor to garden (following the demolition of a single storey rear conservatory and rear spiral staircase), installation of balustrading to rear first floor level flat roof, alterations to rear facade and internal alterations – **Granted 28/11/2008**.

2006/3024/P – Erection of a single storey extension at basement level with terrace above, rear extension at second floor level and other external alterations to single-family dwelling house – **Granted 02/10/2006**.

2006/3025/L – Erection of single-storey extension at basement level with terrace above, rear extension at second floor level including internal and external alterations to single-family dwelling house following removal of conservatory and spiral staircase – **Refused 05/10/2006. Appeal part allowed 16/07/2007**.

19 Regents Park Terrace

2003/0746/P – Construction of a rear conservatory extension at first floor level – **Granted 20/10/2003**.

2003/0747/L – Internal and external refurbishment and alterations plus the construction of a rear conservatory extension at first floor level – **Granted 20/10/2003**.

20 Regents Park Terrace

2012/0929/P – Amendment to planning permission granted on 19/02/11 (Ref: 2011/3281/P) for erection of replacement two-storey glazed structure at rear basement and ground floor, installation of French doors and new access platform with spiral stairs at rear ground floor level, and insertion of new door in front basement lightwell all in connection with existing dwelling (Class C3), namely to alter doors, windows and material of two-storey structure at rear basement and ground floor – **Granted 11/04/2012.**

2012/0005/L – Amendment to listed building consent granted on 19/02/11 (Ref: 2011/3283/L) for erection of replacement two-storey glazed structure at rear basement and ground floor, installation of French doors and new access platform with spiral stairs at rear ground floor level, and insertion of new door in front basement lightwell all in connection with existing dwelling (Class C3), namely to alter doors, windows and material of two-storey structure at rear basement and ground floor and internal alterations including modification to partitioning and lowering floor level 50mm at lower ground floor – **Granted 11/04/2012.**

Relevant policies

National Planning Policy Framework (2012)

London Plan (2016)

Camden Local Plan (2017)

A1 Managing The proposal impact of development

D1 Design

D2 Heritage

Camden Planning Guidance

CPG1 Design (2015)

CPG6 Amenity (2011)

Primrose Hill Conservation Area Statement (December 2000)

Assessment

1. The proposal

1.1. This application seeks planning permission for the following works:

- Double height rear conservatory (lower ground and upper ground floor level) to replace existing single storey rear conservatory, with balcony internally at upper ground floor level, accessed from outrigger;
- First floor rear extension to enclose existing first floor roof terrace;
- Sliding doors at lower ground floor level in existing outrigger, to replace existing windows/doors (no alteration to size of opening);
- Alterations to front vault area (creation of steps from internal lobby area to vaults, enlargement of lobby area by moving wall outwards into front area, joining all 3 vaults together internally, installation of windows to fronts of 2x vaults to make internal);
- Excavation to install spiral wine cellar below ground level in new rear conservatory

1.2. Listed building consent is also sought for the following works:

- Internal alterations

- Lower ground floor level:

- New stud partitions
 - Widening of openings
 - Creation of WC under stairs

- Upper ground floor level:

- Door to library fixed shut in frame
 - Internal alterations within closet wing and creation of new opening in side elevation to access new balcony within double height rear conservatory

- First floor

- New doors within archway to closet wing

- Second floor

- Subdivision of front bedroom to create en-suite bathroom
 - New timber stud partitions to create larger bathroom in centre of building
 - Reduce size of existing opening with pocket sliding door to access bathroom

- Third floor

- 2x doors fixed shut in frame
 - Creation of new openings

- Roof

- Replacement conservation style rooflight

2. Revisions

2.1. The following revisions have been made during the course of the application:

- Alterations to form and depth of rear infill extension
- Alterations to design of first floor rear extension
- Front steps to be repaired and original stonework retained instead of replaced
- Front vaults – depth of excavation reduced to 3x steps down from existing lobby floor
- Location of spiral wine cellar altered (under conservatory instead of under closet wing)
- Lower ground floor WC relocated to below basement stair within existing partition
- Width of openings at basement level adjusted to retain more historic fabric and sense of original plan form
- Omission of underfloor heating except at basement level
- Upper ground floor level door retained instead of being plastered over on one side
- Retention of double doors at first floor level
- Retention of doors at third floor level

3. Heritage and design considerations

3.1. The application site is located within the Primrose Hill Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Furthermore, the application building is Grade II listed and the Council has a statutory duty, under Section 66 of The Planning (Listed Buildings and Conservation Areas Act) 1990, to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

- 3.2. The proposed double height conservatory would measure between 6.1 and 6.7 metres tall and it would extend out as far as the rear building line of the closet wing (3.5 metres). The new structure would enclose the existing upper ground floor rear facing window and a new opening would be created at upper ground floor level in the closet wing to access a new internal balcony (with a glass balustrade) outside the rear facing window (the window itself would be left in situ).
- 3.3. Whilst conservatories are normally single storey in height, there are similar examples of double height conservatories at the rear of other properties on Regent's Park Terrace (e.g. Nos. 11, 13, 18 and 20) and others have recently been approved (e.g. Nos. 6 and 7). Therefore the proposed conservatory would not be out of keeping with the surrounding pattern of development. Furthermore, given that the host building is 5 storeys tall when viewed from the rear, it is not considered that the replacement conservatory would appear overly large or incongruous when viewed against the backdrop of the host building. Instead, it is considered that the structure would appear subordinate to the original building.
- 3.4. It is also important that the proposed conservatory does not detract from the special architectural or historic interest of the host building (Grade II listed); however, 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.
- 3.5. The proposed first floor rear extension, to enclose the existing first floor roof terrace would feature framed glazing set behind a brick reveal, and the extension would feature a flat roof (to match the existing flat roof). The plans have been revised during the course of the application to give the first floor extension a more open and lightweight character and appearance. This is considered to be acceptable, particularly because the design is not dissimilar to the recently approved first floor rear extension at No. 7 Regent's Park Terrace.
- 3.6. On the rear elevation, the installation of sliding doors on the rear elevation of the existing outrigger, to replace the existing fenestration, is considered to be acceptable. The 2x glazed doors would match in appearance the rear elevation of the new double height rear conservatory more successfully than the existing fenestration with the heavy glazing bars and numerous panes. The brick arch detail above the window would be retained and it is not considered that this element of the proposal would detract from the character and appearance of the host building, or its special architectural and historic importance.
- 3.7. The proposed spiral wine cellar would be installed below ground level within the new double height conservatory. It would measure up to 2.2 metres deep and up to 2.3 metres wide below ground level, although the roof/lid would only measure 0.9 metres wide. The position of the spiral wine cellar has been revised, so as not to cause undue harm to or loss of historic fabric in the original closet wing. The applicant has also confirmed that the spiral wine cellar would have a solid cover (as opposed to glazed) which means when the roof/lid is in the closed position, it would not be possible to see below the level of the existing lower ground floor level, which could be detrimental to the sense of hierarchy within the building. A suitable planning condition is suggested to require that the spiral wine cellar roof is solid in design and retained in that state thereafter.
- 3.8. At the front of the host building, the alterations to the front vault area are all considered to be acceptable, following the submission of revised plans. Other properties in the terrace have also moved the side-facing wall further into the front area to create additional space internally and this alteration is not considered to cause significant harm to the character and appearance of the host building, or its special architectural and historic importance.
- 3.9. Internally, the proposed changes at lower ground floor level are considered to be acceptable, following the submission of revised plans, such that a sense of the original plan form of the building would be retained, whilst also allowing the current occupiers to use the space as they intend.

- 3.10. The works in the front vaults, including lowering the floor level and joining the separate vaults internally, are not considered to cause undue harm to the character and appearance of the host building, or its special architectural and historic importance.
- 3.11. The installation of underfloor heating is also considered to be acceptable at this level of the building.
- 3.12. At upper ground floor level, the proposal to fix shut the door from the hallway into the rear room (library) is considered to be acceptable as this would not affect the original plan form of the building. The proposed changes to the closet wing at this level, including creating an opening in the side to access the new balcony within the double height conservatory, are also considered to be acceptable. The proposal to access the balcony from the side allows the retention of the rear window in the rear room which would help to reinforce the original plan form of the building, and although there would be some loss of original fabric as a result of the creation of the opening from the closet wing, this is considered to be less harmful to the special architectural and historic interest of the building.
- 3.13. At first floor level, the creation of doors within the archway leading into the closet wing is considered to be acceptable. The room in the closet wing would be enlarged by the enclosure of the existing roof terrace; however, this would not detract from the original plan form of the building and the change is not considered to be harmful to the character and appearance of the host building, or its special architectural and historic importance.
- 3.14. At second floor level, the subdivision of the front room to create a bedroom and en-suite bathroom is considered to be acceptable, and so is the enlargement of the existing bathroom in the middle of the floor. The original plan form has already been altered at this level and the proposals would not alter the way in which the rooms are accessed from the main hallway.
- 3.15. At third floor level, 2x existing doors leading from the hallway would be fixed shut in their frames, which is considered to be acceptable. New openings would then be formed in the existing partitions which is also considered to be acceptable, especially at this less important level of the building and given that the new openings would not disrupt historic fabric.
- 3.16. At roof level, replacing the existing conservation-style rooflight with another, slightly larger conservation-style rooflight is considered to be acceptable and would not harm the character and appearance of the host building, or its special architectural and historic importance.
- 3.17. Overall, it is considered that the proposed works would satisfactorily preserve the listed building and any features of special architectural or historic interest which it possesses and it is considered that the proposal would preserve and enhance the character and appearance of the Primrose Hill Conservation Area. The proposal is therefore considered to be acceptable in this regard.

4. Impact on the visual and residential amenities of neighbouring and nearby properties

- 4.1. Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration.
- 4.2. The main properties which may be affected by the proposal are the immediate neighbours, Nos. 13 and 15 Regent's Park Terrace. All other nearby properties are considered to be sufficiently removed from the application site so as not to be unduly affected.

Double height rear conservatory

4.3. It is not considered that the double height rear conservatory would cause undue harm to the visual and residential amenities of the occupiers of nearby and neighbouring properties. Although the replacement conservatory would be taller than the existing, it would not project any further outwards from the original rear elevation of the host building and it is not considered that it would provide additional opportunities for overlooking because the new internal balcony would be relatively small in size, and would be in a similar position to an existing window.

First floor rear extension

4.4. The proposed first floor rear extension would essentially enclose the existing rear roof terrace at this level. Currently, the solid part of the closet wing extends out from the rear elevation by 1.7 metres and the terrace extends a further 2.1 metres. The resultant closet wing would extend out from the original rear elevation of the host building by 3.8 metres in total. The height of the new extension would be 2.6 metres (to match existing height of the closet wing at this level).

4.5. The plans have been revised during the course of the application, in response to concerns raised by the neighbouring properties. The extended part of the first floor element would now be glazed and lightweight in character and appearance, in order to prevent it appearing overbearing or too bulky when viewed from the neighbouring properties. As already noted, the proposed first floor element is now similar to a recently approved first floor extension at No. 7. It is considered to be acceptable in terms of the impact on neighbours by way of overbearingness / bulk / sense of enclosure etc.

4.6. It is not considered that the proposed first floor extension would cause undue loss of light or overshadowing to the neighbouring properties, due to the orientation of the properties. There may be some impact on No. 15 during mid to late morning, when the sun is in the south; however, by the afternoon, the sun will have moved to the other side of the terrace.

4.7. Concern was also raised about loss of views / outlook from the neighbouring properties; however, although these properties have previously enjoyed views along the terrace from their first floor terraces, the proposal would not cause undue harm to the views or outlook from habitable rooms and both neighbouring properties would still benefit from wide-angled views and outlook from their balconies.

4.8. Concern has also been raised about overlooking into the rear windows at No. 13 from the first floor rear extension. Views would be available back towards the rear room at first floor level, and also down into the rear rooms at upper ground floor level due to the windows in the roof of the rear extension at No. 13. The applicant is happy for a condition to be attached to any planning permission granted to ensure that the side-facing window in the first floor rear extension (facing towards No. 13) is fitted with obscure-glazing. A suitable condition is suggested.

Other alterations

4.9. It is not considered that the installation of sliding doors on the rear elevation of the existing outrigger, to replace the existing fenestration, would cause undue harm to the neighbouring properties, particularly at this low level of the building.

4.10. It is not considered that the proposed changes to the front vault area would cause undue harm to neighbouring properties, given that the changes are minor in scale, relate to the 'public' side of the building and the changes are below ground level.

4.11. The spiral wine cellar is unlikely to cause harm to neighbouring properties following its installation. Whilst there may be some disturbance caused during its installation (e.g. noise and vibration), the level of disturbance is not considered to be suitably high to warrant securing

a Construction Management Plan.

4.12. Overall, the proposal is considered to be acceptable in this respect.

Recommendation:

1. 2017/0166/P - Grant planning permission subject to conditions.
2. 2017/0339/L - Grant listed building consent subject to conditions

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 4th September 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr Stephen Brandes
Stephen Brandes Architects
5 Spedan Close
London
NW3 7XF

Application Ref: **2017/0166/P**
Please ask for: **Kate Henry**
Telephone: 020 7974 **2521**

30 August 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**14 Regent's Park Terrace
London
NW1 7ED**

DECISION

Proposal: Double height rear conservatory (lower ground and upper ground floor level) to replace existing single storey rear conservatory, with internal balcony at upper ground floor level; alterations to openings; alterations to front vault area; first floor rear extension to enclose existing roof terrace; excavation to install spiral wine cellar below ground level

Drawing Nos: Site Location Plan at 1:1250; LB 001; LB 003; LB 004; LB 032; LB 042; LB 043; LB 044; LB 075; LB 111 Rev. C; LB 113 Rev. C; LB 114 Rev. C; LB 131 Rev. A; LB 135; LB 165; LB 161; LB 171; LB 172; LB 176 Rev. B; LB 180517; Design & Access Statement (dated Jan 2016); Heritage Impact Assessment (dated Jan 2017); Arboricultural Impact Assessment (dated 12/12/2016)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Executive Director Supporting Communities



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; LB 001; LB 003; LB 004; LB 032; LB 042; LB 043; LB 044; LB 075; LB 111 Rev. C; LB 113 Rev. C; LB 114 Rev. C; LB 131 Rev. A; LB 135; LB 165; LB 161; LB 171; LB 172; LB 176 Rev. B; LB 180517; Design & Access Statement (dated Jan 2016); Heritage Impact Assessment (dated Jan 2017); Arboricultural Impact Assessment (dated 12/12/2016).

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 Policies D1 and D2 of the Camden Local Plan 2017.

- 4 The roof/lid of the spiral wine cellar shall be of a solid design so as to prevent views into the spiral wine cellar when it is not open. The design of the roof/lid shall not thereafter be altered.

Reason: In order to safeguard the special architectural and historic interest of the building, in accordance with Policy D2 of the Camden Local Plan 2017.

- 5 The new first floor side-facing window (facing towards No. 13) shall be obscurely glazed and non-openable below a height of 1.7m from the finished floor level and shall be retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of Policy A1 of the Camden Local Plan 2017.

Informative(s):

- 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.

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

Director of Regeneration and Planning

DECISION

Stephen Brandes Architects
5 Spedan Close
London
NW3 7XF

Application Ref: **2017/0339/L**
Please ask for: **Kate Henry**
Telephone: 020 7974 **2521**

29 August 2017

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

14 Regent's Park Terrace
London
NW1 7ED

DECISION

Proposal: Double height rear conservatory (lower ground and upper ground floor level) to replace existing single storey rear conservatory, with internal balcony at upper ground floor level; alterations to openings; alterations to front vault area; first floor rear extension to enclose existing roof terrace; various internal alterations at all levels, including excavation to install spiral wine cellar below ground level

Drawing Nos: Site Location Plan at 1:1250; LB 001; LB 003; LB 004; LB 032; LB 042; LB 043; LB 044; LB 075; LB 111 Rev. C; LB 113 Rev. C; LB 114 Rev. C; LB 131 Rev. A; LB 135; LB 165; LB 161; LB 171; LB 172; LB 176 Rev. B; LB 180517; Design & Access Statement (dated Jan 2016); Heritage Impact Assessment (dated Jan 2017); Arboricultural Impact Assessment (dated 12/12/2016)

The Council has considered your application and decided to grant subject to the following condition(s):

Executive Director Supporting Communities



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; LB 001; LB 003; LB 004; LB 032; LB 042; LB 043; LB 044; LB 075; LB 111 Rev. C; LB 113 Rev. C; LB 114 Rev. C; LB 131 Rev. A; LB 135; LB 165; LB 161; LB 171; LB 172; LB 176 Rev. B; LB 180517; Design & Access Statement (dated Jan 2016); Heritage Impact Assessment (dated Jan 2017); Arboricultural Impact Assessment (dated 12/12/2016).

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

- 3 Before the relevant part of the work is begun, detailed drawings in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building, in accordance with Policy D2 of the Camden Local Plan 2017.

- 4 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

- 5 The roof/lid of the spiral wine cellar shall be of a solid design so as to prevent views into the spiral wine cellar when it is not open. The design of the roof/lid shall not thereafter be altered.

Reason: In order to safeguard the special architectural and historic interest of the building, in accordance with Policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 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.

- 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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

DRAFT

DECISION