

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**

6 September 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

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

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):

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

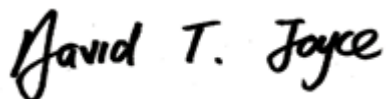
Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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

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