

Mr Martin Lipson  
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Steeple Aston,  
Oxfordshire  
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England

Application Ref: **2017/3239/P**

Please ask for: **Nora-Andreea**

**Constantinescu**

Telephone: 020 7974 **5758**

16 October 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**192 Regent's Park Road  
London  
NW1 8XP**

Proposal:

First floor conservatory to enclose existing balcony to the rear elevation to residential flat (Class C3).

Drawing Nos: RPR17.0 A; RPR17.1; RPR17.2 C; RPR17.3; RPR17.4; RPR17.5 B; RPR17.6; RPR17.7.

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 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 London Borough of Camden Local Plan 2017.

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

RPR17.0 A; RPR17.1; RPR17.2 C; RPR17.3; RPR17.4; RPR17.5 B; RPR17.6; RPR17.7.

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

#### Informative(s):

- 1 Reasons for granting permission:

The application site is part of seven buildings terrace row, which are considered to make a positive contribution to Primrose Hill Conservation Area.

CPG1 advises that conservatories should be located at ground or basement level, and would be allowed on upper levels only in exceptional circumstances.

Planning history of the site revealed that previous planning permission included the removal of the first floor conservatory under application ref no 22133 granted in 1976, which confirms its previous installation. Furthermore, markings on the host property flanking brick rear walls indicate that the rear balcony was previously infilled by an extension. The neighbouring property at no 194 Regent's Park has a similar extension which was approved in 1987 under application ref no 8700943. As such, due to the previous history of the site and that the proposed conservatory would be in a symmetrical position as the proposed scheme. The proposed conservatory in this location would be considered acceptable.

The building's rear elevation has the floors above ground floor recessed, with a balcony at second floor level with brick parapet walls and decorations. The proposed extension would infill the existing balcony to the rear at the first floor level in form of a conservatory. It would have a maximum height of 2.5m, be set in from the existing parapet wall and set down from the window cill above.

The conservatory would have white power coated aluminium frames with glazed wall and roof panels, with two openings in the middle and two the top.

As such, due to its design, scale and bulk, the proposed conservatory would appear as a subordinate addition, preserving the existing character of the host property, wider terrace row, and Conservation Area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Due to its location and projection, the proposed extension is not considered to cause significant harm to the neighbouring properties in terms of loss of light or outlook, overlooking, or light pollution.

Revisions were received to address the Primrose Hill CAAC concerns and their objection was retracted. No objections were received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with Camden Local Plan 2017, with particular regard to policies D1 (Design), D2 (Heritage), A1 (Managing the impact of development).

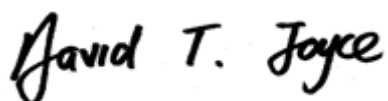
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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, 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



David Joyce  
Director of Regeneration and Planning