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Application Ref: **2017/4839/P**  
Please ask for: **Evelyn Jones**  
Telephone: 020 7974 **2783**

25 October 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**9 Regal Lane**  
**London**  
**NW1 7TH**

Proposal: Additional windows and rooflights to front and rear elevation of dwelling house (Class C3).

Drawing Nos: 205 002 B, 205 003 A, 205 004 A, 205 010 C, 205 011 A, 110 A.

The Council has considered your application and decided to grant permission subject to the following conditions:

#### Conditions and Reasons:

- 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 policy 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 205 002 B, 205 003 A, 205 004 A, 205 010 C, 205 011 A, 110 A, Design and Access Statement dated August 2017

Reason:

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

- 4 Before the relevant part of the work is begun, manufacturers details and drawings (including plans, elevation and sections) at 1:20 of the replacement ground floor front windows, shall be submitted to and approved in writing by the local planning authority:

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

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.

Informatives:

- 1 Reasons for granting permission.

The proposals were revised during the course of the assessment following officer advice. They now propose one new rooflight and two altered ground floor windows to the front elevation and one additional rooflight and three new windows to the rear elevation.

The additional rooflights and windows are considered acceptable in terms of impact on the host property and design considerations. The front window seats are shown to project from the front elevation, albeit minimally, and are not considered to be detrimental to the appearance of the host building or the wider conservation area. However further details of the windows would be secured by condition. The rooflights and rear windows would be in keeping with the existing at the property and would be sympathetic to the character and appearance of the area.

Whilst the development is visible from the private road Regal Lane and down a private driveway accessing garages off Gloucester Avenue, it would not be visible from public street views. It is considered that the proposed additional windows would preserve and enhance the character and appearance of Primrose Hill Conservation Area.

The site is near two listed buildings on Prince Albert Road which have rear elevations on Regal Lane. However the development is not considered to harm the setting of these listed buildings as it is sufficiently distant from the buildings and not visible from the public street scene of Prince Albert Road.

In terms of amenity, it is considered that the additional windows and rooflights would not cause any increase of overlooking to neighbouring properties or a loss of privacy.

No objections have been received prior to making this decision. The planning history of the site and surrounding area have been taken into account when coming to this decision. 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 1900 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposal is therefore in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017, the London Plan and the National Planning Policy Framework.

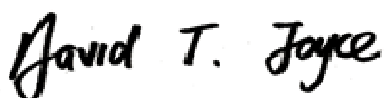
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 3 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).

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