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Application Ref: **2017/4997/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

27 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
113 Regent's Park Road
London
NW1 8UR

Proposal:

Details of new window and landscaping as required by condition 4 of planning permission dated 25/07/2017 (ref 2017/1144/P) for Removal and replacement of glazing to front elevation.

Drawing Nos: 16111 - PP0030 - A, 16111- PP0030-A, 16111-WD0010, 16111-PE0010, 6844_502.1 Rev A, 6844_502 Rev B, 6844_501.2 Rev B, 6844_501.1 Rev B, 6844_501 Rev B, 6844_500 Rev B, Overall elevation Rev A, Acquario planter details.

The Council has considered your application and decided to approve details.

Informative(s):

1 Reasons for granting permission

The proposed glazing for the aluminium Crittal-style shopfront would comprise thermally broken mullions with surface bonded 50mm wide transoms. The finish would be powder coated in an anthracite colour. The glazing system would not be fully thermally broken for reasons of security, but this would not be overly apparent



due to the width of the transoms. The system is considered to be acceptable in terms of detailing and quality, and would have a satisfactory appearance in the context of the historic architecture of the host building and the wider conservation area.

The landscaping to the forecourt includes the installation of four fixed planters in a contemporary style to the sides of the entrance, and is considered appropriate to the setting. Two car parking spaces would be retained to one side. No other alterations are proposed to the forecourt. The existing granite kerbs and cobble paving would not be affected.

The details provided are considered to preserve and enhance the conservation area, and are appropriate to the quality of the building.

The planning and appeal history of the site has been taken into account when coming to this decision. One objection was received from the CAAC to an earlier proposal that included outdoor seating, but this has omitted from the final landscaping plans prior to making this decision.

The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies D1, D2 and D3. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework 2012.

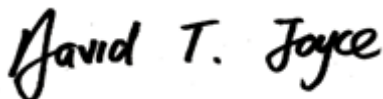
- 2 You are advised that all conditions of planning permission granted on 25/07/2017 (2017/1144/P) have been discharged.

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