

Ms Kate Matthews
Firstplan
Firstplan Bramah House
65-71 Bermondsey Street
London
SE1 3XF United Kingdom

Application Ref: **2017/5584/P**
Please ask for: **Rachel English**
Telephone: 020 7974 **1343**

5 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**38 Regent's Park Road
LONDON
NW1 7SX**

Proposal:

Details of conditions 4 (cycle storage), 5 (basement engineer), 7 (brick sample panel), 8 (front boundary treatment) & 10 (privacy screen) of 2016/0279/P dated 5th May 2017 (for the erection of front, side and rear extensions with rear 1st floor roof terrace, including basement excavation and various external alterations, and conversion of two flats to one maisonette).

Drawing Nos: 110 A; 111 A; 113 B; letter from Shay O'Brien (Elliott Wood Partnership Ltd) dated 28th May 2012; email from Stephen King (Elliott Wood Partnership Ltd) dated 22 December 2017 11:12; details of Rustington Antique Bricks.

Informative(s):

- 1 The proposal seeks to discharge conditions 4, 5, 7, 8 and 10 of planning permission 2016/0279/P, dated 05/05/2017.

Condition 4 requires details of the cycle storage for 2 cycles. Whilst the plans



submitted show this to be at basement level this is the most appropriate location on the site. The size and type of the storage is considered appropriate and has been agreed by the Council's Transport officer.

Condition 5 requires details of the qualified chartered engineer and details of their appointment. The submitted information includes details of suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body.

Condition 7 requires details of the proposed brickwork on the rear extension. Information has been submitted of the proposed use of Rustington Antique brickwork with running bond and a weathered texture. This is considered to be appropriate in design terms to match the host building.

Condition 8 requires details of the front boundary treatment. The details submitted show a suitably designed front brick wall and gates, appropriate for the conservation area.

Condition 10 requires a 1.7metre high screen to be erected on the eastern boundary of the 1st floor balcony. The drawings have been revised following Officer advice to show an opaque glazed screen rather than a trellis in order to prevent overlooking to number 36.

As such the details pertaining to the relevant conditions have been suitably satisfied in accordance with the requirements of policies CS5, CS11, CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17, DP24, DP25, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies.

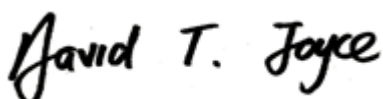
- 2 You are advised that condition 9 relating to planning permission 2016/0279/P, dated 5th May 2017, still requires details to be submitted.

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