

Application ref: 2018/0260/P
Contact: Alyce Keen
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Date: 23 March 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Vivendi Architects LTD
Unit E3U
Ringway Bounds Green Industrial Estate London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
148 Regent's Park Road
LONDON
NW1 8XN

Proposal:

Installation of 1 x retractable roof light and balustrades for the use of the roof as a terrace. First, second and third floor windows to be replaced with double glazed timber sash windows on the front and rear elevations.

Drawing Nos: 1624-E02-00, 1624-E02-01, 1624-E03-00, 1624-E04-00.
1624-P02-01, 1624-P03-00, 1624-P04-00.

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 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:
1624-E02-00, 1624-E02-01, 1624-E03-00, 1624-E04-00.
1624-P02-01, 1624-P03-00, 1624-P04-00.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposal would replace the existing unaltered butterfly roofscape with a flat roof with a roof terrace to the rear, and would include the insertion of a retractable roof light to the rear on the south side to provide access to the roof terrace from an internal stairwell. The original rear v-shaped parapet line would be retained and metal railings would be erected on the roof, and the proposed works would be set back and separated from the street elevation and would not protrude above the existing parapet lines. This is required to preserve the significant views of the front roof line of this side of Regent's Park Road as identified in the Primrose Hill Conservation Area Statement.

The proposed replacement of the existing timber framed front and rear windows with double glazed timber framed sash windows is considered acceptable with no visible change to their appearance.

The roofslopes at this part of the Regent's Park Road contain a varied mix of alterations, with existing roof terraces at No. 152, 154, 156, 158 and 160 Regent's Park Road. Given the proposed set back of the roof terrace from the front parapet and as the rear roof line is not visible from the north or east, with only limited visibility from Sharples Hill Street to the south, the proposed roof alterations would remain subordinate to the host building in terms of form and scale, and would respect and preserve the design and proportions of the original building and the character and appearance of the Primrose Hill Conservation Area.

Given the scale, form and location of the works, it is not considered that the proposal would have a detrimental impact on any neighbouring occupiers in terms of daylight, sunlight, outlook or privacy.

The proposed roof terrace would not adjoin roof terraces on either adjoining property therefore there would not be any resulting harm in terms of residential amenity.

One comment has been received and duly taken into account prior to making this

decision. The planning history of the site and surrounding area were 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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017.

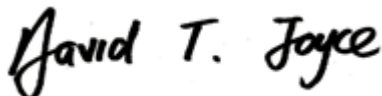
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.
- 4 The front elevation windows proposed for replacement have curved top sashes therefore any replacements must exactly copy the curve, dimensions and framing section.

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