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Application Ref: **2017/6750/L**
Please ask for: **Colette Hatton**
Telephone: 020 7974

28 March 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
14 Regent's Park Terrace
London
NW1 7ED

Proposal:
Glass balcony within double height rear extension to greater depth than previously approved

Drawing Nos: Application form, Site plan, Heritage Statement, Approved elevation and section, Approved plans, Proposed elevation and section, Proposed plans, Approved glazing details, Proposed glazing details, Appeal decision 10/2017.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Application form, Site plan, Heritage Statement, Approved elevation and section, Approved plans, Proposed elevation and section, Proposed plans, Approved glazing details, Proposed glazing details, Appeal decision 10/2017.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:

14 Regent's Park Terrace is a grade II listed building within the Primrose Hill Conservation Area. The building was built in 1840-50 forming part of a terrace of twenty two. It is set over four floors with a basement and is constructed from yellow stock bricks with a rusticated stucco ground floor. The building is a single family dwelling.

An application for a two storey infill extension to the rear with reference 2017/0339/L was granted on 6th September 2017. Within the approved scheme, the extension forms a double height space, apart from where there is a balcony that has a depth of 1 metre at ground floor level. A full floor was resisted in order to protect the plan form, preventing the internalisation of the rear room of the host building. The small balcony was agreed as the impact would be minimal, and the extension would still be viewed as a double height space. This is the approach the Council has taken with other consented schemes on the terrace.

Since the approval of the application in September 2017, an appeal has been submitted at 6 Regent's Park Terrace to allow a full floor in the upper part of a two storey rear infill extension. The Inspector allowed the appeal and wrote the following:

'The extent of the glazing within the proposed rear extension would allow much of the original rear wall of the house to remain visible. I note the Council's concerns that the provision of a floor would internalise the room behind it, thereby altering the original cellular plan form of the building. However, the design of the permitted extension is a fallback to which I must have regard. Although that permitted would have a ground floor void, the extension would nevertheless enclose the rear rooms, thereby altering the historic double depth plan form of the house. This enclosure would be readily apparent both within the house and when viewed

externally. As the proposed extension would have a very similar form and amount of glazing to that permitted, its transparency would be such that it would allow the historic rooms it would enclose to be legible.'

As a result of the appeal, proposals have been submitted to enlarge the balcony approved within application 2017/0339/L. Within the current proposals the balcony is increased to a depth of 2.25 metres, which takes up two thirds of the possible floor space. Although the Council would ordinarily resist a balcony of this depth, it is taking into account the view of the inspector, and as a result will take the approach that the proposals do not harm the special interest of the grade II listed building.

As the works are of an internal nature only, no public consultation was necessary for this application. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Executive Director Supporting Communities

2017/6750/L

David T. Joyce

David Joyce
Director of Regeneration and Planning