

Application ref: 2018/0647/P  
Contact: Charlotte Meynell  
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Date: 8 May 2018

**Development Management**  
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GL Studio  
81A Lordship Park  
London  
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Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**45A Regent's Park Road**  
**London**  
**NW1 7SY**

Proposal:

Erection of single storey rear and side infill extension, replacement of rear doors and windows and excavation of rear garden; alterations to front elevation including new entrance door, replacement of front doors with window and reconfiguration of front steps to lower ground floor flat.

Drawing Nos: E100 Rev. A; E101; E200 Rev. A; E300 Rev. B; P100 Rev. B; P101; P200 Rev. B; P300 Rev. B; P301; Block Plan; Site Location Plan.

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 policies 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 E100 Rev. A; E101; E200 Rev. A; E300 Rev. B; P100 Rev. B; P101; P200 Rev. B; P300 Rev. B; P301; Block Plan; Site Location Plan.

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposed alterations to the front elevation would reconfigure the front entrance steps to the lower ground floor flat to allow the existing side window to be replaced with a new entrance door. The existing front entrance doors within the front bay window would be replaced with new double-glazed timber framed sash windows, as would the existing front window. The existing front windows are non-original and secured by metal grilles, and it is considered that the re-configuration of the steps and entrance door and the removal of the grilles would improve the appearance of the front fenestration and is acceptable in design terms.

The proposed single storey rear extension would be 1.7m wide and would extend 3.9m forward of the rear building line; infilling the rear side gap between the existing two-storey rear extension and the boundary wall with No. 43 Regent's Park Road. The rear garden would be further excavated to create a patio behind the extension. The rear garden would be 1.4m higher than the patio level which would partially obscure the rear extension and reduce its visual impact when viewed from the garden.

The extension would be constructed using brick to match the host building, but the fenestration details of the replacement rear doors would be of a contemporary metal framed Crittall style. The extension and rear elevation at lower ground floor level would not be visible from the public realm, and it is considered that the extension overall would remain subordinate to the host building in terms of design, form and scale. Overall, the proposal would respect and preserve the design and proportions of the host building and the character and appearance of the Primrose Hill Conservation Area.

Due to the sunken location of the extension, it would only extend above the existing boundary wall with No. 43 by 0.2m, it is not considered that the proposal would not result in any undue harm to the residential amenity of the neighbouring properties in terms of loss of daylight, sunlight, outlook or privacy.

No objections and two comments were received 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 G1, A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2012.

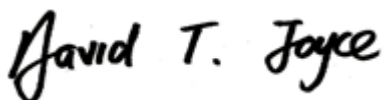
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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