

Application ref: 2018/1784/P
Contact: Alyce Keen
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Date: 2 July 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Hut Architecture
134-146 Curtain Road
London
EC2A 3AR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
66 Regent's Park Road
London
NW1 7SU

Proposal:
Replacement of windows to front, side and rear elevations; installation of 1 x conservation style rooflight, replacement of 2 x existing rooflight with conservation style version; replace rear dormer windows to match existing timber sash style; installation of new timber sash window at second floor on the front elevation.

Drawing Nos: E011, E012, E013, E014, E030, E031, E032, E040, E041, E042.
011, 021_B, 013_C, 014_C, 030_B, 031_C, 032_C, 040_B, 041_C, 042_C, 050_C.

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:
E011, E012, E013, E014, E030, E031, E032, E040, E041, E042.
011, 021_B, 013_C, 014_C, 030_B, 031_C, 032_C, 040_B, 041_C, 042_C, 050_C.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The installation of 1 x rooflight and replacement of 2 x existing rooflights is considered appropriate as they will be of a conservation style and are situated on the rear and side roof slopes. The replacement of rear dormer windows is considered acceptable as they will match existing timber sash style and therefore will be in keeping with the existing. The installation of new timber sash windows at second floor on the front elevation is appropriate as the blank stucco front elevation of the side return can incorporate a traditional sash window, to match those on the front elevation, quite appropriately. The replacement of windows to front, side and rear elevations like for like to match the existing is considered acceptable. The proposal would conserve or enhance the character and appearance of the host building, street scene and the conservation area.

The alterations are not considered to harm the amenity of neighbouring residents.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 (CA's) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No objections have been received. The sites planning history was taken into account when coming to this decision.

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).

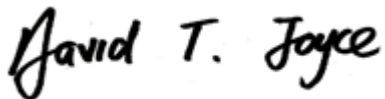
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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