

Application ref: 2018/1147/P
Contact: Jaspreet Chana
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Date: 18 July 2018

Development Management
Regeneration and Planning
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AURAA LTD
54 Georgiana Street
London
NW1 0QS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 4 188 Regent's Park Road
London
NW1 8XP**

Proposal:

Replacement of front and rear windows, replacement of rear sliding doors to balcony and new double glazed panel over the doors

Drawing Nos: 1806_EX_100, 1806_EX_001, 1806_EX_002, 1806_PA_100 Rev A, 1806_PA_200 Rev A, 1806_PA_240 Rev A, 1806_PA_300 Rev A, 1806_EX_200, 1806_EX_210, 1806_EX_300, Design and access statement & Heritage Statement

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 The development hereby permitted shall be carried out in accordance with the

following approved plans: 1806_EX_100, 1806_EX_001, 1806_EX_002, 1806_PA_100 Rev A, 1806_PA_200 Rev A, 1806_PA_240 Rev A, 1806_PA_300 Rev A, 1806_EX_200, 1806_EX_210, 1806_EX_300, Design and access statement & Heritage Statement.

Reason:

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission:

The replacement front and rear windows have been amended from double glazed to single glazed new timber sash windows. The glazing bars, frame proportions are to match the existing sash windows and would therefore be considered acceptable.

The rear sliding doors to the balcony are to be replaced with PPC aluminium double glazed sliding doors which would be similar to that of the existing and would therefore be considered acceptable. Given the variety of window/door styles and forms on the rear of these buildings it would not be considered that this new design would be out of keeping with the surrounding pattern of development. Furthermore, the addition of metal glazing bars within the doors and the larger windows will be consistent with the style and form of many of the modern alterations on the rear of these buildings especially the dormer windows on the roofs and with the conservatory like extension on the rear of 194 Regents Park Road. While the proposed doors are unusually large, they would now read as a glazed extension with a new glass panel over the top which gives rooflight impression.

The replacement doors would not be extended out and would remain in the exact same position as the existing doors, the balcony would also remain in the same position and they would face towards the side elevation of 203 Gloucester Avenue which is covered in greenery. Therefore the proposed works would not result in any significant loss of residential amenity to the neighbouring properties from loss of light, overlooking or be overbearing.

No objections have been received prior to making this decision. The planning history of the site has been 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Therefore, it is considered that the proposed works would not significantly detract from the character and appearance of the subject dwelling or the surrounding Conservation Area. The proposal would be in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017, as well as the London Plan 2016 and NPPF 2012.

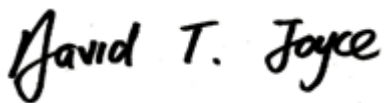
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



David Joyce
Director of Regeneration and Planning