

Application ref: 2018/0686/P
Contact: Sofie Fieldsend
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Date: 2 August 2018

Development Management
Regeneration and Planning
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Jonathan Tuckey Design
58 Milson Road
London
w14 0LB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**63A Regent's Park Road
London
NW1 8XD**

Proposal:

Replacement of rear window with door, infill of existing terrace following the removal of external rear staircase and alterations to existing balustrade.

Drawing Nos: 0194_02_000 rev. 1, 0194_02_010 rev. 1, 0194_02_011 rev. 1, 0194_02_020 rev. 1, 0194_02_021 rev. 1, 0194_02_100 rev. 1, 0194_02_101 rev. 1, 0194_02_220 rev. 2 and 0194_02_221 rev. 2.

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:

0194_02_000 rev. 1, 0194_02_010 rev. 1, 0194_02_011 rev. 1, 0194_02_020 rev. 1, 0194_02_021 rev. 1, 0194_02_100 rev. 1, 0194_02_101 rev. 1, 0194_02_220 rev. 2 and 0194_02_221 rev. 2.

Reason:

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

- 4 Prior to use of the roof terrace, the railings and planted privacy screens (details of which shall be submitted to and approved in writing by the local planning authority) shall be constructed in their entirety. The railings and screens shall be permanently retained and maintained thereafter.

Details shall include both how the railing will support the plants and full details of the planting proposed including species, density of planting and maintenance.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 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 Reasons for granting permission.

The infill of the existing terrace which increases the existing rear parapet by 0.4m

following the demolition of the existing external staircase to the rear is considered to not harm the character appearance of the host property and the wider conservation area. The existing window will be replaced with a set of white timber doors, its replacement in terms of its design, scale and siting is also acceptable.

Revisions were received reducing down the replacement railings from 2.4m to 1.9m high. The existing planting screen (1.8m high) which encloses the existing terrace (granted under planning ref. 2012/6025/P) would be replaced with new painted steel railings appropriate to support a planted screen which stand at 1.9m high. It is noted that there will be no public views of the proposal but there will be some private views from the rear windows of the neighbouring properties. It is considered that this increase of 0.1m would not have a detrimental impact on the character and appearance of the host property, streetscene or the conservation area.

Overall the proposal in terms of its siting, materials and detailed design has an acceptable impact on the character and appearance of the host property and would not harm the Primrose Hill Conservation Area.

The rear fenestrations alterations given their similar siting are not considered to create additional overlooking or privacy issues or result in loss of light to neighbouring properties. The rear terrace extension is not considered to have a material impact on No.1 Chamberlain Street's amenity in terms of increased overlooking or loss of privacy or to the other neighbouring properties to the rear given the minor increase in depth of the terrace and that there would only be oblique views similar to the existing outlook rather than direct. The proposal includes a new railing with planting for privacy, a condition has been attached to secure details of it to ensure it prevents overlooking.

The site's planning history has been taken into account when coming to this decision. 1 comment was received following statutory consultation and was fully taken into consideration. The Primrose Hill CAAC raised no objection.

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 A1, D1, and D2 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

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 T. Joyce

David Joyce
Director of Regeneration and Planning