

Application ref: 2018/2625/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 8 October 2018

Development Management
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**113 Regent's Park Road
London
NW1 8UR**

Proposal:

Relandscaping frontage including removal of 2 existing bollards at building entrance
Drawing Nos: 16111 - L0001, 5216, 16111 - PP0030 - C & Granite Setts Product
Specification (unnumbered)

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: 16111 - L0001, 5216, 16111 - PP0030 - C & Granite Setts Product Specification (unnumbered).

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

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.

It is proposed to re-landscape the forecourt/parking area of 113 Regent's Park Road; the site is located within the Primrose Hill Conservation Area, where the building is noted as a 'positive contributor', there are no nearby Listed Buildings which would be impacted as a result of the works.

Policy T1 of the Camden Local Plan (2017) encourages sustainable methods of transport and resists parking provision. It is noted that 8 parking bays are outlined on the existing plan, with only 2no. demarcated on the proposed plans. The loss of 6no. parking bays is considered to be acceptable in accordance with the aims of Policy T1.

The existing tarmacadam forecourt provides a large impermeable expanse of hard landscaping which has a neutral impact on the character and appearance of the conservation area. The proposed alteration to granite setts is considered to be acceptable and would not cause harm to the character and appearance of the property or surrounding conservation area. Additionally the planters are considered to soften the appearance of the forecourt and are a visual benefit of the scheme.

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 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Whilst the development would generally be considered unacceptable given the surface water runoff onto the drainage gully on the public highway and impact on the storm-water drainage system in accordance with policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017, given the proposed situation is unchanged from the existing, on balance, this would not constitute a reason for refusal.

Given the relatively minor nature of the proposal, it is considered not to impact on the residential amenities of nearby residents.

No comments were received in relation to this scheme following public consultation. The Primrose Hill CAAC raises no objections to the proposal. The planning history of the site and surrounding area has been considered when determining this application.

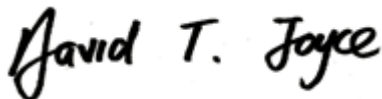
As such, the proposed development is in general accordance with policies D1, A1, T1, CC1, CC2 & CC3 of the London Borough of Camden Local Plan 2017, the London Plan 2016, the National Planning Policy Framework 2018, and the Fortune Green and West Hampstead Neighbourhood Plan (March 2015).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 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