

Application ref: 2018/4760/P  
Contact: Kristina Smith  
Tel: 020 7974 4986  
Date: 23 November 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

MRPP  
21 Buckingham Street  
London  
WC2N 6EF

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**106-108 Regent's Park Road  
London  
NW1 8UG**

Proposal:

Enlargement of rear conservatory at first floor level and alterations to front and rear fenestration including replacement of single glazed windows with double glazed fittings.

Drawing Nos: 1939 E- 103; 1939 E- 111; 1939 E- 001; 1939 P- 203 rev A; 1939 P- 211 rev B; An Addendum to the Heritage Appraisal of January 2018 (Rev 1); Planning statement prepared by MRPP (dated October 2018)

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: 1939 E- 103; 1939 E- 111; 1939 E- 001; 1939 P- 203

rev A; 1939 P- 211 rev B; An Addendum to the Heritage Appraisal of January 2018 (Rev 1); Planning statement prepared by MRPP (dated October 2018)

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 proposal would increase the width of the existing glazed first floor extension at both buildings, retaining the symmetry of the pair. The alteration is considered to be a minor enlargement that would not impact on the character or appearance of the host building. The additional massing would not be perceptible from the public realm, but would be visible in limited public views from the rear windows of properties on Chalcot Crescent and Rothwell Street; however, it is not considered to be harmful to these views. The extension would be a steel and glass construction to match existing with the side parapet walls reinstated in brick.

The existing single glazed windows to the front and rear elevations would be replaced with double glazed units and would match the existing in terms of materials, style and colour. Where a change to the glazing bar arrangement is proposed, this is considered appropriate. There is therefore no impact on the character and appearance of the host building or Primrose Hill Conservation Area.

The proposal is considered to preserve the character and appearance of the conservation area. 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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

By virtue of the scale of the proposal and distance from neighbouring windows, the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision but one comment from the Primrose Hill Conservation Area Advisory Committee has been received and duly addressed. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1,

D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

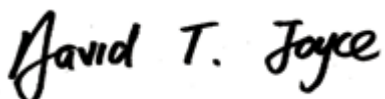
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 paragraph 38 of the National Planning Policy Framework 2018.

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