

Application ref: 2018/4450/P  
Contact: Samir Benmbarek  
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Date: 7 January 2019

**Development Management**  
Regeneration and Planning  
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Ms Abigail Hopkins  
Sanei Hopkins Architects  
28 Northampton Park  
London  
N1 2PJ

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**98 Regent's Park Road**  
**London**  
**NW1 8UG**

Proposal: Amalgamation of existing 1x 1 bedroom lower ground floor flat 1x 4 bedroom maisonette to form 1x 5 bedroom dwellinghouse

Drawing Nos: Unnumbered location plan (OS Extract). RPR: P1\_B; P2\_B.

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:

Unnumbered location plan (OS Extract).

RPR: P1\_B; P2\_B.

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 is to combine the existing 1x bedroom flat at lower ground floor level with the existing 4x bedroom maisonette above to form a 1x 5 bedroom family dwellinghouse. The net loss of a residential unit complies with policy H3 of the Local Plan, as development is only resisted when it proposes a loss of two or more homes. Furthermore, there would be no loss of residential floorspace. The proposal would create a larger dwelling house consisting of 5x bedrooms which helps to bring larger homes within the borough.

The existing maisonette contained a 'granny-flat' at third floor level that is not considered a separate residential unit. This semi-contained unit was access via the maisonette and there is no evidence suggesting it operated as a separate unit (council tax, utilities, etc.).

The GIA of the proposed 5x bedroom dwellinghouse would be 260.2 sqm which complies with the space standards for a five-bedroom dwellinghouse. Overall, the quality of the proposed unit is considered acceptable including size, layout, access to amenity and natural ventilation.

No external extensions are proposed. The only external alterations sought are the replacement of rear windows at basement and ground floor level as well as the installation of no.3 rooflights to the rear roofslope. Given their location and size, these replacements would not affect the character and appearance of the application building or the wider Primrose Hill Conservation Area, though a condition is recommended that the materials match existing.

Due to the internal nature of the works, it is considered that the overall proposal would not harm the amenity of adjoining residential occupiers.

The scheme was reviewed by the Council's Transport Department who have raised no objections. The amalgamation of the 2x residential units into a larger family dwellinghouse would not result in an increase in on-street parking or congestion within the local area. There would be less residential units to apply for parking permits and the existing occupiers would return to a larger unit

(meaning no additional parking permits). As there is no increase in net dwelling, there is no policy requirement to provide cycle parking.

One objection from the public and one comment from the Primrose Hill Conservation Area Advisory Committee was received which were duly noted. The application site's history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving and enhancing the character and 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 (ERR) 2013.

Therefore, the proposed development is in general accordance with policies H3, H7, A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

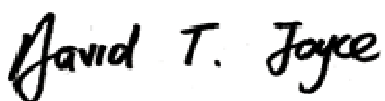
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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



David Joyce  
Director of Regeneration and Planning