

Application ref: 2018/5845/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 29 January 2019

Development Management
Regeneration and Planning
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Milan Nedelkovic Ltd
83/8 Ladbroke Grove
London
W11 2HB
England

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 2nd And 3rd Floor
97 Regent's Park Road
London
NW1 8UR**

Proposal: Erection of rear terrace and Juliet Balcony with associated fenestration alterations at second floor level.

Drawing Nos: 97RPR/03/SP01; 97RPR/18/A01; 97RPR/18/A05; 97RPR/18/A11 Rev.A; 97RPR/18/A13 Rev.B and 97RPR/18/A15 Rev.C.

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 policies 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:

97RPR/03/SP01; 97RPR/18/A01; 97RPR/18/A05; 97RPR/18/A11 Rev.A;
97RPR/18/A13 Rev.B and 97RPR/18/A15 Rev.C.

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

Informative(s):

- 1 Reasons for granting permission:

The proposal is for the creation of a new terrace on top of the existing outrigger by inserting a metal balustrade and erection of Juliette balcony at second floor level which will involve replacing the existing window with a set of double doors. The railings would be black painted metal and the replacement doors would be white painted timber to match the existing fenestration. The replacement door will be the same width as the existing window and of a similar design. The proposal is located to the rear of the site, which is enclosed and would not be visible from the street. It is noted that there are a number of high level balconies along this row of terrace properties including the first floor flat of No.97, 101, 103 and 107 Regent Park Road which are larger in scale than this proposal.

Overall, the proposal due to its location, scale and detailed design, would not detract from the host building and would preserve the character and appearance of the host building, wider terrace and Primrose Hill Conservation Area. The Council's Conservation has assessed the proposal and 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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

In terms of impact on the amenity, it is considered that the proposed balconies, due to their siting and subordinate scale would not cause harm in terms of loss of light or outlook to the amenity of the neighbouring occupiers. In terms of the adjoining neighbour at No.99, given the modest depth of the balcony it would not create a detrimental degree of overlooking to an extent that would warrant a reason for refusal or be large enough to accommodate a table and chairs. The proposal will face onto an office, but given it is a non-residential use and the number of existing balconies with a similar outlook it is not considered to worsen the existing level of overlooking between the properties.

No objections were received prior to making this decision. 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 Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2018 and the London Plan 2018.

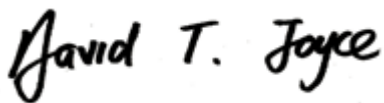
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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