

Application ref: 2019/1491/P
Contact: Kate Henry
Tel: 020 7974 3794
Date: 30 July 2019

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Stephen Brandes Architects
5 Spedan Close
London
NW3 7XF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

14 Regent's Park Terrace
London
NW1 7ED

Proposal:

Variation of condition 2 (approved plans) of planning permission 2017/0166/P, dated 06/09/2017 (for various works including double height rear conservatory, alterations to openings, alterations to front area etc.), namely to allow the rebuilding of the front stairs.

Drawing Nos:

Additional plans: 575-LB033 Rev A; Heritage Statement, dated March 2019

Previously approved plans: Site Location Plan at 1:1250; LB 001; LB03; LB 004; LB 032; LB 042; LB 043; LB 044; LB 075; LB 111 Rev. C; LB 113 Rev. C; LB 114 Rev. C; LB 131 Rev. A; LB 135; LB 165; LB 161; LB 171; LB 172; LB 176 Rev. B; LB 180517; Design & Access Statement (dated Jan 2016); Heritage Impact Assessment (dated Jan 2017); Arboricultural Impact Assessment (dated 12/12/2016)

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 06/09/2017.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 For the purpose of this decision, Condition 2 of planning permission 2017/0166/P, dated 06/09/2017, shall be replaced with the following condition:

REPLACEMENT CONDITION

The development hereby permitted shall be carried out in accordance with the following approved plans: 575-LB033 Rev A; Heritage Statement, dated March 2019; Site Location Plan at 1:1250; LB 001; LB 003; LB 004; LB 032; LB 042; LB043; LB 044; LB 075; LB 111 Rev. C; LB 113 Rev. C; LB 114 Rev. C; LB 131 Rev. A; LB135; LB 165; LB 161; LB 171; LB 172; LB 176 Rev. B; LB 180517; Design & Access Statement (dated Jan 2016); Heritage Impact Assessment (dated Jan 2017); Arboricultural Impact Assessment (dated 12/12/2016).

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 Policies D1 and D2 of the Camden Local Plan 2017.

- 4 The roof/lid of the spiral wine cellar shall be of a solid design so as to prevent views into the spiral wine cellar when it is not open. The design of the roof/lid shall not thereafter be altered.

Reason: In order to safeguard the special architectural and historic interest of the building, in accordance with Policy D2 of the Camden Local Plan 2017.

- 5 The new first floor side-facing window (facing towards No. 13) shall be obscurely glazed and non-openable below a height of 1.7m from the finished floor level and shall be retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of Policy A1 of the Camden Local Plan 2017.

Informative(s):

1 Reasons for granting

Planning permission 2017/0166/P, dated 06/09/2017, gave permission for various works including a double height rear conservatory, alterations to openings, alterations to the front area etc. Works have been undertaken to the front area that do not accord with the approved plans and therefore this application seeks to vary the approved plans to regularise the situation: in essence, the front stairs and side supporting wall have been rebuilt rather than repaired.

The steps have been re-built with York stone which is an appropriate building material. Whilst the Primrose Hill CAAC have commented that the York stone appears to be sawn rather than riven; on balance, this is considered to be acceptable as it provides a safe means of access to the lower ground floor level and this level of the building is not highly visible in views of the building or the street scene, and the works do not harm the special architectural or historic interest of the building, or cause harm to the character and appearance of the Primrose Hill Conservation Area. Furthermore, the works represent an improvement to the previous situation whereby the steps were in a poor condition.

The side wall has been rebuilt with London stock bricks and will be painted to match the front wall of the house. There are a variety of different approaches along the listed terrace and this is considered to be appropriate to the host building. As with the re-building of the steps, this element of the works does not harm the special architectural or historic interest of the building, or cause harm to the character and appearance of the Primrose Hill Conservation Area.

It is not considered that the proposed works cause undue harm to the residential amenities of nearby and neighbouring properties due to the nature of the works (i.e. replacement of an existing architectural feature).

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 provisions of the National Planning Policy

Framework 2012.

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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 2019.

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, appearing to be 'DRP', written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer