

Application ref: 2019/1480/P  
Contact: John Diver  
Tel: 020 7974 6368  
Date: 6 August 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Space A  
Unit 2  
10 Baltic Street East  
Clerkenwell  
London  
EC1Y 0UJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**174 Regent's Park Road**  
**London**  
**NW1 8XP**

Proposal:

Replacement of existing wrought iron gate, installation of replacement roof lights to side extension and alteration to design of glazing within front lightwell, refurbishment of servicing pipes and resurfacing of flat roofs with lead.

Drawing Nos: (Prefix: 1108\_P\_(L):) 000, 001, 007, 021, 030, 031, 032, 100, 107, 200, 300 (all Rev 00); 200 Rev 01, 201 Rev 01, 107 Rev 02, Wrought Iron gate detail (#2 produced by James Price Blacksmith Ltd, dated 18.02.19), Design & Access Statement V2.

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: (Prefix: 1108\_P\_(L):) 000, 001, 007, 021, 030, 031, 032, 100, 107, 200, 300 (all Rev 00); 200 Rev 01, 201 Rev 01, 107 Rev 02, Wrought Iron gate detail (#2 produced by James Price Blacksmith Ltd, dated 18.02.19), Design & Access Statement V2.

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

#### Informative(s):

- 1 Reasons for granting permission. [Delegated]

The works hereby proposed would involve minor external alterations associated with the refurbishment of the property and would not involve any extensions. The repairs to the flat roofs would utilise a traditional material (rolled lead) and would improve upon the existing situation. The replacement first floor rooflight would sit behind a parapet on the flat roof of the side extension and would not be visible from outside of the site. The replacement rooflight to front light well would slightly increase the height of glazing, however, the scheme has been amended to omit any side return wall and would include a simple mullion to better relate to the main façade above. Neither rooflight would not be visible from public views and would not disrupt the composition of the host property or terrace. The replacement front gate would be constructed of traditional materials and technique (wrought iron) and would remain sensitive to the host dwelling and surrounding area. The replacement of cast iron service pipes would also remain sensitive to the host building. Overall the works are considered to preserve the character and appearance of the host building, streetscene. The works would also be considered to preserve the character of the Primrose Hill Conservation Area.

The works would not give rise to any detrimental loss of outlook, light or privacy and lead to any issues of noise or disturbances. There would be no highways issues resulting from the development.

No responses were received following the public consultation process. The planning history of the site has been taken into account when coming to this decision. 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.

As such, the proposed development is in general accordance with policies D1, D2 and A1 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 2019.

- 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 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).
- 4 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.

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 read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer