



Application ref: 2018/3036/P
Contact: Kristina Smith
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Date: 11 September 2019

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

Phone: 020 7974 4444

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Alexander Martin Architects Limited
22-24 Kingsford Street
London
NW5 4JT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
91 Regent's Park Road
London
NW1 8UT

Proposal:

External alterations including, erection of single storey rear extension above existing retail unit (Class A1) fronting Erskine Road and dormer extension in association with reconfiguration of existing residential units (1x2-bed; 1x4-bed) (C3) to create 3 units (1x1-bed; 1x2-bed; 1x3-bed).

Drawing Nos: 168-LOC-001; 168-EX-100; 168-EX-101; 168-EX-102; 168-EX-103; 168-EX-104; 168-EX-105; 168-EX-200; 168-EX-201; 168-EX-202; 168-EX-300; 168-EX-301; 168-GA-101 (Rev B); 168-GA-102 (Rev D); 168-GA-103 (Rev D); 168-GA-104 (Rev D); 168-GA-105 (Rev D); 168-GA-106 (Rev D); 168-GA-110 (Rev D); 168-GA-200 (Rev C); 168-GA-201 (Rev D); 168-GA-202 (Rev D); 168-GA-203 (Rev D); 168-GA-204 (Rev D); 168-GA-205; 168-GA-300 (Rev D); 168-GA-301 (Rev D); 168-GA-302 (Rev D); Daylight and Sunlight Report - Addendum (prepared by abitar, dated October 2018); Design & Access Statement (dated June 2018); Cover Letter dated 27 June 2018; Sustainability Statement dated April 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 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: 68-LOC-001; 168-EX-100; 168-EX-101; 168-EX-102; 168-EX-103; 168-EX-104; 168-EX-105; 168-EX-200; 168-EX-201; 168-EX-202; 168-EX-300; 168-EX-301; 168-GA-101 (Rev B); 168-GA-102 (Rev D); 168-GA-103 (Rev D); 168-GA-104 (Rev D); 168-GA-105 (Rev D); 168-GA-106 (Rev D); 168-GA-110 (Rev D); 168-GA-200 (Rev C); 168-GA-201 (Rev D); 168-GA-202 (Rev D); 168-GA-203 (Rev D); 168-GA-204 (Rev D); 168-GA-205; 168-GA-300 (Rev D); 168-GA-301 (Rev D); 168-GA-302 (Rev D); Daylight and Sunlight Report - Addendum (prepared by abitar, dated October 2018); Design & Access Statement (dated June 2018); Cover Letter dated 27 June 2018; Sustainability Statement dated April 2018

Reason:

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

- 4 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural report, method statement and tree protection plans ref 02960R by Tamala Trees Consulting Arborists dated October 2018. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

- 6 The first floor windows on the north eastern elevation of the extension hereby approved shall be obscure glazed and fixed shut. The windows shall be

installed prior to first occupation of the development and permanently retained as such thereafter.

Reason: To prevent unreasonable overlooking to surrounding residential occupiers in accordance with policy A1 of the Camden Local Plan 2017.

- 7 Before the relevant part of the work is begun, detailed drawings including sections at 1:10 of window heads and corncicing of the rear extension hereby approved shall be submitted to and approved in writing by the local planning authority.

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.

- 8 Before the brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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.

Informative(s):

- 1 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).
- 2 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 3 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.

- 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)

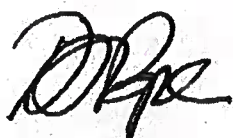
Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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



Daniel Pope
Chief Planning Officer