

Application ref: 2019/4525/P
Contact: Rose Todd
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Date: 5 November 2019

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Transformation
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

15 Regent's Park Terrace
London
NW1 7ED

Proposal:

Removal of non-original rear lower ground floor glazed barrel vault and replacement with a flat glazed rooflight. New rear lower ground floor fenestration.

Drawing Nos: 2081-10 - Proposed plans, sections and elevation

2081-01 - Existing plans, sections and elevation

2081_DA - Design and Access Statement

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 shall be carried out in accordance with the following approved plans: 2081-10 - Proposed plans, sections and elevation
2081-01 - Existing plans, sections and elevation
2081_DA - Design and Access Statement

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

- 2 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Informative(s):

- 1 15 Regent's Park Terrace is one of a terrace of 22 houses built c1840-50 of yellow stock brick with rusticated stucco ground floors. The terrace is listed Grade II.
The plan form of the properties within the terrace is typical of terraced accommodation of the mid-19th century. The main body of the property being two rooms deep accessed from one side by a stair and/or corridor. To the rear there is a half-width wing.
Over time a number of the properties have had the set-back which allowed light into the rear body of the house infilled - some at ground only, others at ground and first floor.
No 15 has a ground floor infill extension. In addition to the extension the rear window in the rear wing at ground floor has been altered to a door. Thus No 15 has two sets of patio doors to the rear garden in an architectural style which makes a nod in the direction of Art Deco. The roof of the infill extension is barrelled. This work whilst architecturally 'not quite of the period' is not visually unattractive. The main problem however is the quality of the workmanship. The valley gutters either side of the barrelled roof do not function adequately and the whole assembly has continued to allow water ingress despite remedial repair work.
The proposal is to replace the barrelled roof with a more typical flat roof and the replace the doors in a style more akin to the existing fenestration and return the lintels to something approaching their original form.
The proposal is deemed not to further harm the significance of the terrace.
The proposed works will not harm neighbouring amenity.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision. No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

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 'DP', is written over a light grey grid background.

Daniel Pope
Chief Planning Officer