

Application ref: 2019/0194/P
Contact: Kristina Smith
Tel: 020 7974 4986
Date: 26 November 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

MRPP
21 Buckingham Street
London
WC2N 6EF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
106-108
Regents Park Road
London
NW1 8UG

Proposal:

Erection of rear extensions at lower ground, ground and first floor levels; partial front infill extension at lower ground floor level; lowering of floor level throughout; and other external changes including fenestration alterations and reinstatement of garden wall in association with reconfiguration of building into single dwelling house (5-bed) and two self-contained units (1x1-bed; 1x2-bed) (C3)

Drawing Nos: 1939 E- 001; 1939 E- 101; 1939 E- 102; 1939 E- 103; 1939 E- 104; 1939 E- 111; 1939 E- 111; 1939 E- 122; 1939 P- 201 (rev A); 1939 P- 202 (Rev A); 1939 P- 203; 1939 P- 204; 1939 P- 211 (Rev A); 1939 P- 221 (Rev A); 1939 P- 222 (Rev A); 1939 P- 223 (Rev A); 1939 P- 224 (Rev A); 1939 P- 225 (Rev A); Basement Impact Assessment Report (BIA) by TWS, ref. 9439_SL_GB_BIA rev. 1.0, 14th June 2019; Addendum to Basement Impact Assessment Report (BIA) by TWS, ref. 9439_SL_GB_ADDENDUM_BIA rev. 1.0, 26th September June 2019 Cover Letter (dated 14/01/2019); Planning, design and access statement (dated January 2019)

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: 1939 E- 001; 1939 E- 101; 1939 E- 102; 1939 E- 103; 1939 E- 104; 1939 E- 111; 1939 E- 111; 1939 E- 122; 1939 P- 201 (rev A); 1939 P- 202 (Rev A); 1939 P- 203; 1939 P- 204; 1939 P- 211 (Rev A); 1939 P- 221 (Rev A); 1939 P- 222 (Rev A); 1939 P- 223 (Rev A); 1939 P- 224 (Rev A); 1939 P- 225 (Rev A); Basement Impact Assessment Report (BIA) by TWS, ref. 9439_SL_GB_BIA rev. 1.0, 14th June 2019; Addendum to Basement Impact Assessment Report (BIA) by TWS, ref. 9439_SL_GB_ADDENDUM_BIA rev. 1.0, 26th September June 2019 Cover Letter (dated 14/01/2019); Planning, design and access statement (dated January 2019)

Reason:

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

- 4 Details of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority prior to undertaking any works affecting the front garden areas of either property. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior to the occupation for the permitted use of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the

London Borough of Camden Local Plan 2017.

- 6 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 7 The development hereby approved shall be carried out strictly in accordance with the Basement Impact Assessment compiled by TWS ref. 9439_SL_GB_BIA rev. 1.0, 14th June 2019 and addendum by TWS, ref. 9439_SL_GB_ADDENDUM_BIA rev. 1.0, 26th September June 2019.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy A5 of the 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 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.

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 above the typed name of the Chief Planning Officer.

Daniel Pope
Chief Planning Officer