

Application ref: 2019/6009/P  
Contact: Rachel English  
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Date: 23 April 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Michaelis Boyd Associates  
108 Palace Gardens Terrace  
London  
W8 4RT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

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

Proposal:

Erection of replacement lower ground floor rear extension, replacement of first floor rear extension and creation of green roofs at upper ground and first floor levels. Partial rebuild and raise height of rear closet wing extension. Replacement of uPVC windows and doors with timber windows and doors. Replacement of part roof with hip. Removal of dormer window to front roofslope, insertion of replacement solar panels and new rooflights.

Drawing Nos: (19040-) 000revP1, 001revP1, 002revP1, 003revP1, 004revP1, 005revP1, 006revP1, 007revP1, 010revP1, 020revP1, 100revP1, 101revP1, 102revP2, 103revP2, 104revP1, 105revP1, 106revP1, 110revP1, 111revP1, 112revP1, 113revP1, 114revP1, 115revP1, 200revP2, 300revP1, 301revP2

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 policies 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: (19040-) 000revP1, 001revP1, 002revP1, 003revP1, 004revP1, 005revP1, 006revP1, 007revP1, 010revP1, 020revP1, 100revP1, 101revP1, 102revP2, 103revP2, 104revP1, 105revP1, 106revP1, 110revP1, 111revP1, 112revP1, 113revP1, 114revP1, 115revP1, 200revP2, 300revP1, 301revP2

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

- 4 The use of the roofs of the lower ground and upper ground floor extensions shall be accessed for maintenance only and shall not be used as terraces.

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

- 5 Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved ground floor and first floor plans shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
  - ii. sections at a scale of 1:20 with manufacturers details and showing a variation of substrate depth
  - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 Before the relevant part of the work is begun, detailed drawings and manufacturer's specification details of the solar tiles shall be submitted to and approved in writing by the local planning authority.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during

the course of the works.

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 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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