

Application ref: 2020/0861/P  
Contact: Kristina Smith  
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Date: 20 May 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Greenway Architects  
Branch Hill Mews  
London  
NW3 7LT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**106-108**  
**Regent's Park Road**  
**London**  
**NW1 8UG**

Proposal: Installation of two rooflights to front upper slope of main roof and one rooflight on garage roof.

Drawing Nos: 1939\_104-01; 1939\_102-01; 1939\_211-01; 1939\_204-02; 1939\_202-01;  
1939\_111-01; Design and Access statement (Dated February 2020)

The Council has considered your application and decided to grant permission subject to the following conditions:

#### **Conditions and Reasons:**

- 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\_104-01; 1939\_102-01; 1939\_211-01; 1939\_204-02; 1939\_202-01; 1939\_111-01; Design and Access statement (Dated February 2020)

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

- 4 The rooflights hereby approved shall be conservation style and installed flush to the roof slope.

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.

#### Informatives:

- 1 Reasons for granting permission.

It is proposed to install two rooflights on the upper slope of the existing mansard roof. The rooflights would be conservation style so installed flush to the slope and this would be secured by condition. They would be of an appropriate size to preserve the integrity of the roof form and given the shallow slope of this part of the roof, would have no visibility from street level.

A third rooflight is proposed for the flat roof of the existing garage extension. It would match the scale and style of an existing rooflight. Whilst it may be visible in views from above ground windows of some neighbouring properties, it would not appear as a harmful addition.

As such, the proposal is considered to preserve the character and appearance of the conservation area. 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.

By virtue of the nature of the proposal, it is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

Primrose Hill CAAC have advised that they do not object to the proposals subject to the rooflights being conservation style and fitted with screens to prevent light pollution. The rooflights would be conservation style and the applicant has confirmed they will aim to install measures to prevent light spill. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 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).
- 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