

Application ref: 2020/2341/P
Contact: Tony Young
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Date: 27 July 2020

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

Edward Tunstall
1st Floor Flat
33 Regent's Park Road
London
NW1 7TL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
33 Regent's Park Road
London
NW1 7TL

Proposal:
Repainting exterior of north, west and south facing elevations in pink colour.

Drawing Nos: Site location and block plans; Extract from Papers and Paint website (Greville Pink - AB09) dated 2016; Photographs (elevations) and colour key; Photograph (example colour).

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location and block plans; Extract from Papers

and Paint website (Greville Pink - AB09) dated 2016; Photographs (elevations) and colour key; Photograph (example colour).

Reason:

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

Informative(s):

1 Reason for granting planning permission:

The proposal involves repainting the exterior of north, west and south facing elevations of an existing residential dwelling house from an off white colour to a pale pink colour (Greville Pink ref. AB09). An application for planning permission has been submitted for these works following an Article 4 Direction introduced in the Primrose Hill Conservation Area on 03/03/1983 that restricts the painting of the exterior brickwork of any building under certain circumstances without the necessary planning permission.

It is noted that there already exists some variation in the tone and shade of colours amongst properties along Regent's Park Road and that the proposal would not be dissimilar in this regard. The proposal would both blend in visually with the existing palette of colours, as well as, also provide a suitably subtle contrast. As such, the proposal is considered to enhance the character and appearance of the building, local streetscene and wider Primrose Hill Conservation Area, and is acceptable.

There are no amenity concerns as a result of these proposals.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation. A response from the Primrose Hill Conservation Area Advisory Committee is noted in the Consultation Summary sheet associated with this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Primrose Hill Conservation Area, under s.72 of the 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 policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

2 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.

- 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.

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 written over a light grey rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment