

Application ref: 2020/2146/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Email: Jaspreet.Chana@camden.gov.uk
Date: 17 November 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

Stratagem Planning Consultants Ltd
Back Building
148-150 Curtain Road
London
EC2A 3AR
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**14 Regent's Park Road
London
NW1 7TX**

Proposal:

Alterations to dwellinghouse to involve: alterations to external pipework, new door and window at basement level to the front, three new rooflights, new sash windows and doors to rear elevation, removal of three existing condensing units and installation of two external condensing units to the roof, extension of outrigger at lower ground floor level and removal of existing metal staircase.

Drawing Nos: Site Location Plan; Existing Site Plan at Ground Floor Level Rev A; Existing Basement Plan Rev A; Existing Ground Floor Plan Rev A; Existing Roof Plan Rev A; Existing Rear Elevation Rev A; Existing Garden East Elevation Rev A; Existing Front Elevation Rev A; Existing Basement Courtyard East Elevation Rev A; Proposed Site Plan at Ground Floor Level Rev G; Proposed Basement Plan Rev G; Proposed Ground Floor Plan Rev G; Proposed Roof Plan Rev G; Proposed Rear Elevation Rev G; Proposed Garden East Elevation Rev G; Proposed Front Elevation Rev G; Proposed Basement Courtyard East Elevation Rev G; Planning Compliance Report 21281.PCR.01;

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:

Site Location Plan; Existing Site Plan at Ground Floor Level Rev A; Existing Basement Plan Rev A; Existing Ground Floor Plan Rev A; Existing Roof Plan Rev A; Existing Rear Elevation Rev A; Existing Garden East Elevation Rev A; Existing Front Elevation Rev A; Existing Basement Courtyard East Elevation Rev A; Proposed Site Plan at Ground Floor Level Rev G; Proposed Basement Plan Rev G; Proposed Ground Floor Plan Rev G; Proposed Roof Plan Rev G; Proposed Rear Elevation Rev G; Proposed Garden East Elevation Rev G; Proposed Front Elevation Rev G; Proposed Basement Courtyard East Elevation Rev G; Planning Compliance Report 21281.PCR.01;

Reason:

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Before the operation of the air conditioning units commences, the air-conditioning plant shall be provided with acoustic isolation and anti-vibration measures in accordance with the scheme approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy A1, A4, D1, and CC1 of

the London Borough of Camden Local Plan 2017.

- 6 Prior to the use of the plant at roof level hereby approved, the existing three air conditioning units should be removed from the site.

Reason: To safeguard the appearance of the premises and the character of the immediate area as well as the amenity of the neighbouring properties in accordance with the requirements of policies A1, 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.
- 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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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
Chief Planning Officer