

Application ref: 2020/1591/P
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Date: 18 November 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Ms Aleksandra Krstanovic
Former Flat 3
101 Regent's Park Road
LONDON
NW1 8UR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**101 Regent's Park Road
London
NW1 8UR**

Proposal:

Erection of a rear roof extension with juliet balcony at rear and photovoltaic panels on rooftop and installation of 2 front rooflights.

Drawing Nos: Location Plan, Block Plan, Design and Access Statement, Top Flat Planing Proposal

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: Location Plan, Block Plan, Design and Access Statement, Top Flat Planing Proposal

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

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 Reasons for granting permission:

The proposed rear dormer window would be full width and height so that it completely covers the rear roofslope. It is noted that this would not be in compliance with CPG design criteria which advises that such extensions should be subordinate to the roof by being set back from the ridge, eaves and party walls. However, it is also observed that a few properties in this terrace already have very large rear dormers. A full width rear roof extension of matching size and design at the neighbouring property, 99 Regent's Park Road, was approved in 2015 (ref: 2015/3180/P) and an almost full width one at no.95 was approved in 2016 (ref 2016/0572/P). Given the variety of rear roof alterations and extensions in the area and the fact that the rear dormer would not be observable from the streetscene, it is considered to be in keeping with the character of the locality.

The rear dormer would have a slate cladding finish to match the existing roof, a timber glazed Juliette balcony door with black wrought iron balustrade, and timber framed windows. The proposed materials would be in keeping with the existing materials and is considered to respect the existing rear elevation. Given the location, size, design and materials of the proposed rear dormer, it is not considered to have a detrimental impact on the character and appearance of the host property and wider conservation area.

The proposed solar photovoltaic panels would be installed on the flat roof of the proposed rear dormer window and installed at an angle where the highest point of the panels would be below the ridge of the host building. The solar panels would be south-facing and not observable from public views at ground level. Overall, the proposal is considered appropriate in design terms and would not adversely affect the character and appearance of the host property and historic interest of the wider conservation area.

The 2 front rooflights would be installed flush with existing slate roof plane and be conservation-style to match and align with the existing front rooflight. A small roof terrace would be inserted within the front roofslope behind the front parapet. Due to the height of the host property and the fact that the front roof is set back from and shielded by the front parapet, the rooflights would not be clearly visible from the streetscene and the terrace would be completely hidden from view. It is not considered the rooflights would adversely impact the character and appearance of the property and streetscene.

It is not considered that the proposed development would cause undue harm to the residential amenities of neighbouring properties by way of privacy, outlook and light.

An objection from the Primrose Hill CAAC was received and since withdrawn following revisions to the front rooflights and removal of the safety handrail behind the parapet. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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.

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 NPPF 2019.

- 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer