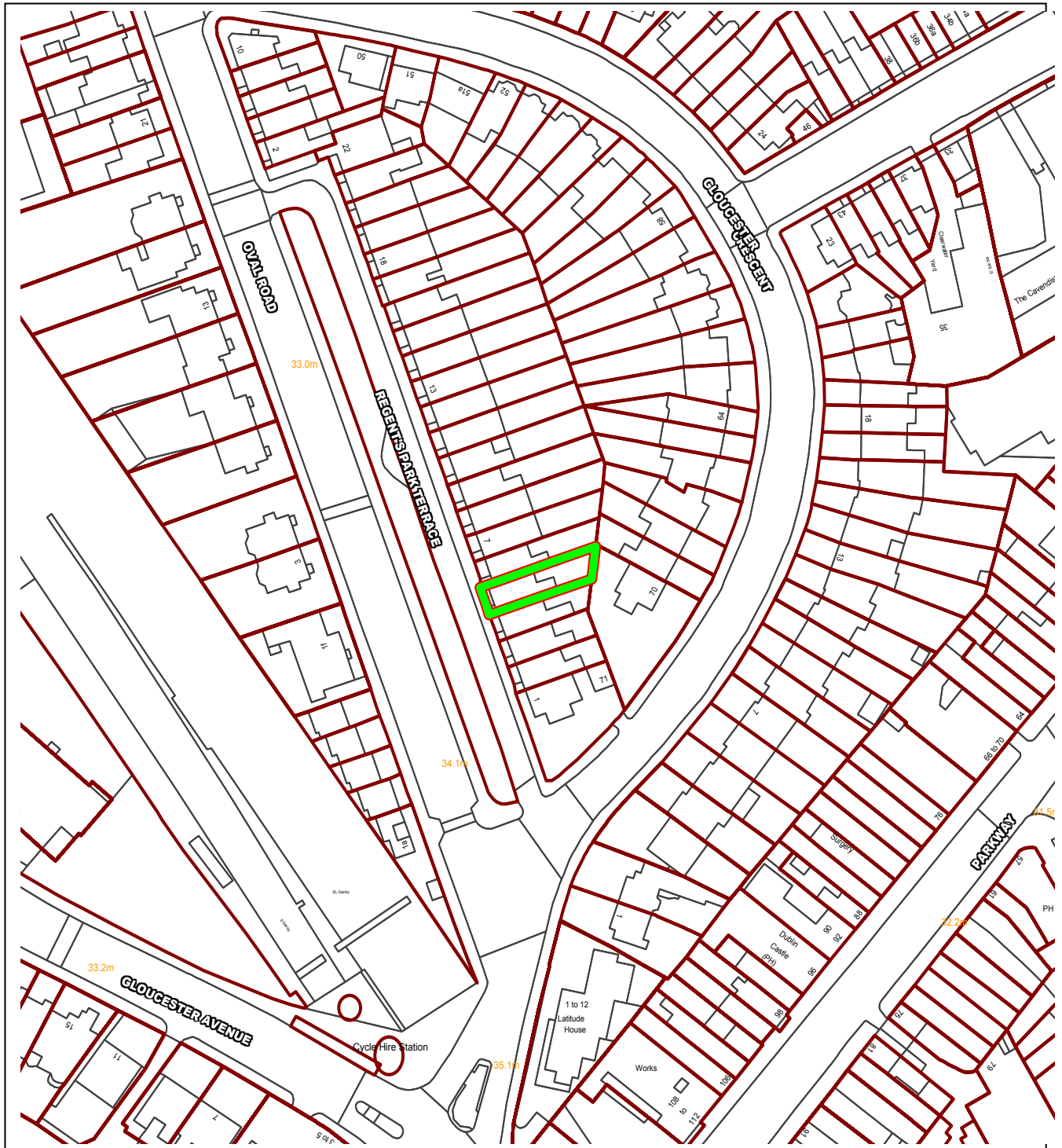
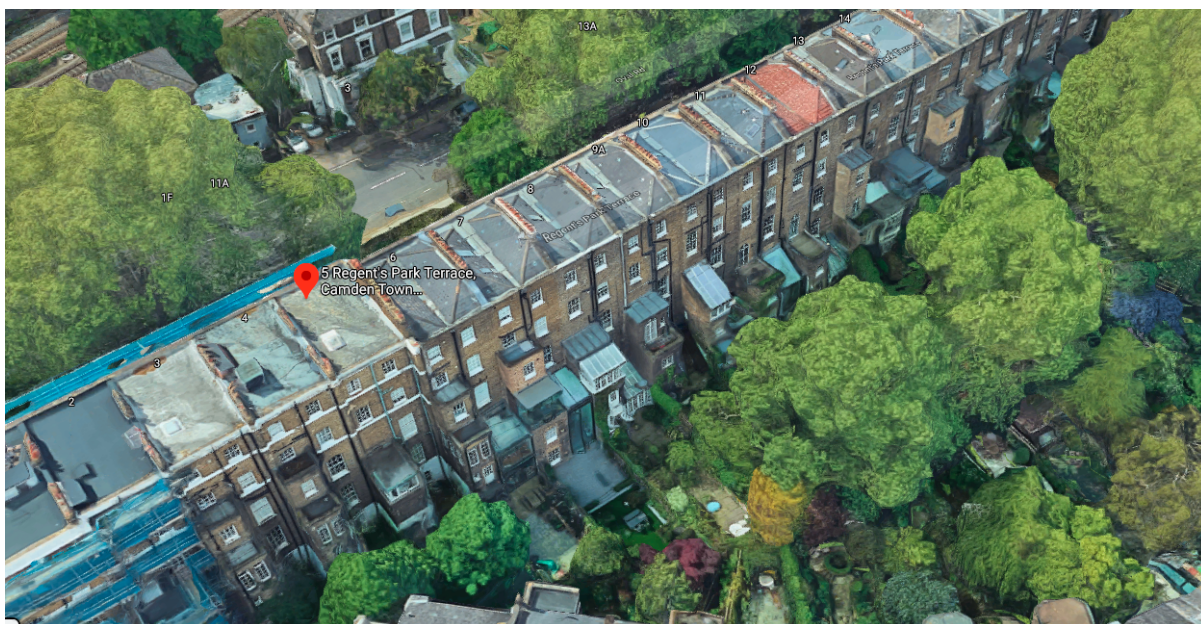


2020/5344/P 2020/5341/L - 5 Regent's Park Terrace, NW1 7EE



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1. Aerial view of the terrace row the application site (red point) is part of.



1. Front elevation (no alterations proposed).





2. Rear elevation



Number 3 and 4 Regents Park Terrace both have the additional set back second floor extension



Number 5 Regents Park Terrace Existing Rear Elevation



Number 6 Regents Park Terrace lightweight double height infill extension



Looking East up the terrace a number of other properties have also done double height infill extension with the set back 2nd floor outrigger

3. Extract from the Design and Access Statement

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	13/01/2021
<b>(Members Briefing)</b>		N/A		<b>Consultation Expiry Date:</b>	21/02/2021
<b>Officer</b>			<b>Application Number(s)</b>		
Nora-Andreea Constantinescu			i. 2020/5344/P ii. 2020/5341/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
5 Regent's Park Terrace London NW1 7EE			See draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
i. Erection of a two-storey rear infill extension at lower and upper ground floor levels; erection of a replacement rear extension to the existing closet wing at first floor level and a new extension at second floor level above; and alterations to the rear fenestration of the closet wing.  ii. Erection of a two storey rear infill extension at lower and upper ground floor levels; erection of a replacement rear extension to the existing closet wing at first floor level and a new extension at second floor level above; and alterations to the rear fenestration of the closet wing. Internal alterations to the closet wing at lower ground, ground and first floor levels and formation of new rear opening at second floor level.					
<b>Recommendation(s):</b>		i. Grant conditional planning permission ii. Grant listed building consent			
<b>Application Type:</b>		i. Full Planning Permission ii. Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	Site notices	27/01/2021 – 20/02/2021	No. of responses	1	No. of objections	1
	Press notice	28/01/2021 – 21/02/2021				
Summary of consultation responses:	<p>The neighbouring occupiers at nos. 70 Gloucester Crescent and have objected to the proposed scheme on the following grounds:</p> <ul style="list-style-type: none"><li>- Second floor extension would impact on privacy</li><li>- The infill extension would harm the proportions inherent in the architecture of the host building</li><li>- Crittal windows out of context with the host building, unsympathetic</li><li>- Loss of privacy from the proposed infill extension</li></ul> <p><i>Officer response:</i></p> <ul style="list-style-type: none"><li>- <i>The proposed second floor extension due to its location, position and detailed design would not result in significant harm to the neighbouring amenity. See paras. 4.3</i></li><li>- <i>The infill extension would be a subordinate addition to the host building which respects the existing pattern of development. See paras 3.5, 3.9</i></li><li>- <i>The proposed Crittal windows style pattern respects the existing fenestration detailing on the host building which is appropriate in this instance. See paras 3.5, 3.9</i></li><li>- <i>Due to its location, position and detailed design the proposed infill extension would not result in significant harm to neighbouring amenity. See paras. 4.2</i></li></ul>					
Primrose Hill Conservation Area Advisory Committee (PHCAAC)	<p>Primrose Hill CAAC have objected to the proposed scheme on the following grounds:</p> <ul style="list-style-type: none"><li>- Infill extension not subordinate to the host building – should be set back from the rear of the closet wing.</li><li>- The second floor addition is obtrusive and not in harmony with the original form and character of the house and the historic pattern of extensions</li></ul> <p><i>Officer response:</i></p> <ul style="list-style-type: none"><li>- <i>The proposed infill extension would be mainly glazed which would result in a lightweight and subordinate structure in relation to the main house and therefore the set-back would not be required to achieve this subordination. See para 3.5</i></li><li>- <i>Historically, other properties within the terrace row have been extended with a second floor extension on the closet wing (See planning history). This now forms part of the character of the terrace row. See paras 3.8, 3.9</i></li></ul>					

## Site Description

The application site is a single dwellinghouse located on the eastern side of Regent's Park Terrace and is the fifth building within a long row of Grade II listed terraced properties. The building has five floors with rooms at lower ground floor level. The site lies within the Primrose Hill Conservation Area.

## Relevant History

Relevant neighbouring planning history:

**2017/0166/P (2017/0339/L)** – 14 Regent's Park Terrace - Double height rear conservatory (lower ground and upper ground floor level) to replace existing single storey rear conservatory, with internal balcony at upper ground floor level; alterations to openings; alterations to front vault area; first floor rear extension to enclose existing roof terrace; excavation to install spiral wine cellar below ground level – **Granted 06/09/2017**

**2016/5642/P (2016/5735/L)** - 6 Regent's Park Terrace - Double height rear conservatory (lower ground and upper ground floor level, with new upper ground floor level internally); relocation of upper ground floor level external balcony and steps to garden level; alterations to openings; new skylights to main roof – **Refused 04/01/2017 – Appeal – part allowed 17/10/2017**

- The appeal is dismissed insofar as it relates to the internal refurbishment works.
- The appeal is allowed insofar as it relates to the erection of a two storey glazed rear extension with metal garden stair.

**2016/3302/P (2016/3393/L)** - 6 Regent's Park Terrace - Double height rear conservatory (lower ground and upper ground floor level) with upper ground floor level external balcony and steps to garden level – **Granted 12/08/2016**

**2016/0595/P (2016/1126/L)** - 7 Regent's Park Terrace - Double height rear conservatory (lower ground and upper ground floor level) to replace existing single storey rear conservatory; replacement first floor conservatory – **Granted 31/05/2016**

**2006/3024/P (2006/3025/L)** – 18 Regent's Park Terrace - Erection of a single storey extension at basement level with terrace above, rear extension at second floor level and other external alterations to single-family dwelling house. – **Granted 02/10/2006**

**2005/0471/P (2005/0473/L)** - 11 Regent's Park Terrace - Erection of two-storey glazed rear extension, refurbishment of existing property including alterations to front and rear elevations and the installation of a roof light. – **Granted 20/04/2005**

**2008/4488/P (2008/4573/L)** - 18 Regent's Park Terrace - Alterations and additions to single dwelling house, including the erection of a two storey rear extension, erection of new staircase from rear ground floor to garden (following the demolition of a single storey rear conservatory and rear spiral staircase), installation of balustrading to rear first floor level flat roof and alterations to rear façade. – **Granted 28/11/2008**

## Relevant policies

**National Planning Policy Framework (2019)**

**Publication London Plan (2021)**

**Camden Local Plan (2017)**

Policy G1 Delivery and location of growth

Policy D1 Design

Policy D2 Heritage

Policy A1 Managing the impact of development

Policy A3 Biodiversity  
Policy CC1 Climate change mitigation  
Policy CC2 Adapting to climate change

**Camden Planning Guidance 2020**

CPG Design  
CPG Home Improvements  
CPG Amenity  
CPG Transport  
CPG Energy Efficiency and Adaptation  
CPG Biodiversity

**Primrose Hill Conservation Area Appraisal and Management Strategy (2001)**

### 1. Proposal

1.1 Planning permission and listed building consent are sought for the following external works:

- Infill two storey glazed rear extension (lower ground and ground floor levels) with partial green roof and rooflight above
- Increase in height and alterations to windows of the first floor level on closet wing and green roof on top
- Second floor extension on the existing closet wing
- New windows on rear wall of closet wing at lower ground and ground floor levels
- New door within the existing window opening on main rear elevation at lower ground floor level
- Removal of low level brickwork below the window at ground level rear wall.
- New opening at second floor level to access proposed rear extension to closet wing
- Increase in roof hatch area

1.2 The following elements have been amended through revisions:

- Alterations to the infill extension fenestration to reflect the pattern and dimensions of existing window panes within the timber sash windows
- Removal of green roof on top of second floor extension
- Proposed section which shows the proposed extensions

### 2. Considerations

2.1 The main issues for consideration are as follows:

- Heritage and Design
- Amenity
- Greenery and biodiversity

### 3. Heritage and Design

3.1 In considering developments that affect a listed building or its setting, Section 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires that local authorities shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

3.2 In considering developments affecting a conservation area, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires that local authorities shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area. In this case, the site forms part of Primrose Hill



Conservation Area. In line with the above statutory duties, considerable importance and weight has to be attached to the impact on the heritage assets and their setting.

- 3.3 It should also be noted that the duties imposed by sections 16, 66 and 72 of the Act are in addition to the duty imposed by section 3(6) of the Planning and Compulsory Purchase Act 2004, to determine the application in accordance with the development plan unless material considerations indicate otherwise. The NPPF requires its own exercise to be undertaken as set out in its chapter 16, Conserving and enhancing the historic environment. Furthermore, the NPPF requires under paragraph 134 that *where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposals, including securing its optimum viable use.*
- 3.4 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy D2 states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings
- 3.5 The application site is part of a long terrace row of Grade II listed buildings. The symmetry of the front elevation of the terrace contrasts with variety of forms to the rear. The properties have been built with rear closet wings which vary in height from two to three storeys. Subsequently, a number of properties have been extended with infill extensions in between the closet wings at lower ground and ground floor levels (nos. 6, 7, 8, 10, 11, 12, 13, 14). The proposed infill extension would be two storeys high with a fully glazed rear wall and partial green and glazed roof. This would project in line with closet wing and have a modest scale and appearance in relation to the host building. The proposed extension's fenestration would have a critical window type pattern with proportions which relate to the existing timber sash window pattern found throughout the building, details of which would be secured by condition. The proposed lightweight extension would contrast well with the solidity of existing structure and due to its scale and projection, would fit in with the established character along the terrace row and preserve the appearance of the host building.
- 3.6 Paragraphs PH27 and PH30 of Primrose Hill Conservation Area Statement state that extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace and that extensions should be small in scale and subordinate to the original building and at ground level only. The proposed infill extension, due to its projection at lower ground and ground levels, subordinate scale, and detailed design, similar to the existing prevailing character of rear extensions within the terrace, is considered to preserve the existing character and therefore comply with the conservation area guidance.
- 3.7 The proposal would include the extension of an existing window opening at lower ground floor level on main rear elevation to allow access into the infill extension. This would preserve the width and height of the existing opening which would not result in loss of historic fabric and preserve the historic plan form, and is accepted.
- 3.8 The proposed extension to the closet wing at first floor level would replace an existing extension at this level and would increase the height compared with the existing extension. The proposed extension would be subservient and proportionate to the host building and would reveal the original window on main rear elevation, which is welcomed. The flat roof part of this extension is proposed to be a green roof, which is accepted. The proposed replacement windows at this level would be metal framed and would maintain their existing fenestration treatment and arrangement.

- 3.9 Above this extension, at second floor level, an extension smaller in scale and footprint than the structure below is proposed. This would be set back from the rear elevation of the closet wing and would allow space for the green roof. The extension would be made of brick to match existing with a timber sash window on the rear elevation to match existing window openings throughout the building. The proposed extension would be modest and would respect the hierarchy of spaces within the host building and its character. There are numerous similar extensions within the terrace row (nos. 3, 4, 6, 7, 13, 15, 16, 18) and this proposal is considered to preserve the existing rhythm of rear projections, and the special interest of the listed building.
- 3.10 In order to access the new extension, the proposal includes a new opening at second floor level. It is noted that most of the buildings within the terrace row have an opening at this level externally or internally within similar extensions. The proposed access would have the same dimension as the window opening above and sit within the proposed extension. Given the location of the opening at higher level it is not considered to harm the historic plan form nor fabric.
- 3.11 Within the existing closet wing, new window openings are proposed on the rear wall at lower ground and ground floor levels. The window openings would be proportionate to the closet wing and host building overall and would be timber sash framed. Along the side of the closet wing at lower ground floor level, a new opening is proposed to be created from the existing window and door, and an enlarged window opening is proposed at ground level. The removal of historic fabric relates to the closet wing rather than the main house and retains the legibility of its historic form and function which is accepted. Detailed drawings of all new windows and doors would be secured by condition to ensure their quality and detailing would match that of the host historic building.
- 3.12 The proposal includes an increase in roof hatch area. The properties within the terrace row were originally been designed with valley roofs, however the property at the application site as well as the rest towards the end of the terrace (nos. 1, 2, 3, 4) have had their roof altered to a flat roof. The increase in the roof hatch would result in a larger area of glazing on the roof, which is considered proportionate and appropriate in this instance. As the roof is not original, there would be no harm in loss of historic fabric resulting from this alteration, which is accepted.
- 3.13 Overall, given the prevalence of similar sized extensions and alterations, historic and recently approved within in the terrace, the proposals would not cause harm to the special interest of the Grade II listed building, its significance, its setting nor to the character of the wider terrace row and conservation area. The proposals would preserve the historic plan form. Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 and s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

#### **4. Amenity**

- 4.1 Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm their amenity. The main factors which are considered to impact the amenity of the neighbouring residents are overlooking, loss of outlook and sense of enclosure, and implications on daylight, sunlight, lightspill and noise.
- 4.2 The proposed infill extension due to its position, framed by existing closet wings, and its modest projection, would not result in harm to neighbouring amenity in terms of loss of light, outlook or privacy. The extension would increase the area of glazing to the rear, however it is not considered that this would result in harmful lightspill to the amenity of neighbouring

occupiers. In relation to the impact on the properties at the rear of the site, no. 70 Gloucester Crescent sits at approximately 15m distance from the rear of the application site, with the rear wall oblique to the rear of the application building. The distance is considered sufficient to not result in a harmful loss of amenity to the occupiers of no. 70.

4.3 Due to the position of the host building, sun orientation, and the modest scale and projection of the proposed increase in height of the replacement first floor level extension to the rear closet wing and the additional extension on top, is not considered that a harmful loss of light would be caused to the amenity of no. 4 Regent's Park Terrace. In relation to no. 6, the proposal would mirror the existing arrangement at the neighbouring property and therefore no significant harm would result to the amenity of the occupiers. In relation to no. 70 Gloucester Crescent at the rear of the site, the proposed window at this level would not be facing directly onto the windows nor garden of no. 70, which sits at over 15m distance away. The impact on the amenity of the occupiers at no. 70 is not considered harmful.

4.4 The other proposed alterations and openings, due to their nature and location, are not considered to result in harm to the amenity of the neighbouring amenity occupiers.

## **5. Greenery and biodiversity**

5.1 Policies A3 and D1 advise that the Council will seek to protect gardens, and resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value. The proposed infill extension would occupy an area currently covered by hardstanding adjacent to the host building, which sits in between two closet wings. Due to this location and relation to the nearby buildings, there would be no harm resulting to the existing greenery and biodiversity at the application site, nor neighbouring ones. Overall, due to its modest scale, the proposed extension would retain a reasonable garden space and would not result in harm nor loss of trees and vegetation of significant value.

5.2 The proposed development includes two green roofs, which would soften the appearance of the proposed development and enhance biodiversity and greenery for the site and wider area. Details of the green roof and maintenance plan would be secured by condition.

## **6. Recommendation**

6.1 i) Grant conditional planning permission.

6.2 ii) Grant listed building consent.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 29<sup>th</sup> March 2021, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2020/5344/P  
Contact: Nora-Andreea Constantinescu  
Tel: 020 7974 5758  
Email: [Nora-Andreea.Constantinescu@camden.gov.uk](mailto:Nora-Andreea.Constantinescu@camden.gov.uk)  
Date: 25 March 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Retrouvius Design  
2A Ravensworth Road  
London  
NW10 5NR

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:

**5 Regent's Park Terrace**  
**London**  
**NW1 7EE**

Proposal:

Erection of a two-storey rear infill extension at lower and upper ground floor levels; erection of a replacement rear extension to the existing closet wing at first floor level and a new extension at second floor level above; and alterations to the rear fenestration of the closet wing.

Drawing Nos: Design and access statement Nov 2020; Heritage Statement November 2020; 173\_PL-99; 173\_PL-100; 173\_PL-101; 173\_PL-102; 173\_PL-001; 173\_PL-100 Rev 02; 173\_PL-200 Rev 173\_PL-103 Rev 02; 173\_PL-201 Rev 02; 173\_PL-250 Rev 02.

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:

Design and access statement Nov 2020; Heritage Statement November 2020; 173\_PL-99; 173\_PL-100; 173\_PL-101; 173\_PL-102; 173\_PL-001; 173\_PL-100 Rev 02; 173\_PL-200 Rev 173\_PL-103 Rev 02; 173\_PL-201 Rev 02; 173\_PL-250 Rev 02.

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

- 4 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- a detailed scheme of maintenance
  - sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
  - 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.

#### 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 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.

- 3 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.

- 4 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

Chief Planning Officer

Application ref: 2020/5341/L  
Contact: Nora-Andreea Constantinescu  
Tel: 020 7974 5758  
Email: [Nora-Andreea.Constantinescu@camden.gov.uk](mailto:Nora-Andreea.Constantinescu@camden.gov.uk)  
Date: 25 March 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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WC1H 9JE  
Phone: 020 7974 4444  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Retrouvius Design  
2A Ravensworth Road  
London  
NW10 5NR

# DRAFT

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**5 Regent's Park Terrace**  
**London**  
**NW1 7EE**

# DECISION

Proposal: Erection of a two storey rear infill extension at lower and upper ground floor levels; erection of a replacement rear extension to the existing closet wing at first floor level and a new extension at second floor level above; and alterations to the rear fenestration of the closet wing. Internal alterations to the closet wing at lower ground, ground and first floor levels and formation of new rear opening at second floor level.

Drawing Nos: Design and access statement Nov 2020; Heritage Statement November 2020; 173\_PL-99; 173\_PL-100; 173\_PL-101; 173\_PL-102; 173\_PL-001; 173\_PL-100 Rev 02; 173\_PL-200 Rev 173\_PL-103 Rev 02; 173\_PL-201 Rev 02; 173\_PL-250 Rev 02.

The Council has considered your application and decided to grant subject to the following condition(s):

#### Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed

Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and access statement Nov 2020; Heritage Statement November 2020; 173\_PL-99; 173\_PL-100; 173\_PL-101; 173\_PL-102; 173\_PL-001; 173\_PL-100 Rev 02; 173\_PL-200 Rev 173\_PL-103 Rev 02; 173\_PL-201 Rev 02; 173\_PL-250 Rev 02.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Before the relevant part of the work is begun, detailed drawings including sections at 1:10 of all new windows (including jambs, head and cill) and doors to include the infill extension, 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 policy D2 of the London Borough of Camden Local Plan 2017.

- 5 Notwithstanding of the approved drawings, no basement damp proofing would be secured as part of the permission.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 2 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.

- 3 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)

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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:

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Yours faithfully

Chief Planning Officer