

Application ref: 2021/0786/P
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Date: 3 June 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

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www.camden.gov.uk/planning

CCASA Architects
175 Graham Road
Flat 1
London
E8 1PD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat L
37 Regent's Park Road
London
NW1 7SY

Proposal:

Installation of 1x rooflights to front, rear and side roof slopes, 2x rooflights to existing flat roofs, replacement 7x timber single glazed sash windows with double glazed sash windows to front, rear and side elevations, including increased height of 1x window opening to side elevation and removal of metal balustrade to top floor flat (Class C3).

Drawing Nos: Design and Access Statement, LP-01, PH-01, EX-01, EX-02, EX-03, EX-04, PA-01, PA-02, PA-03, PA-04, PA-05

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 Design and Access Statement Feb 2020 Rev.01, LP-01, PH-01, EX-01, EX-02, EX-03, EX-04, PA-01, PA-02, PA-03, PA-04, PA-05

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The site is a semi-detached, four storey building with lower ground floor, divided into flats, located on the southern side of the road. The property is located within the Primrose Hill Conservation Area and is noted as making a positive contribution within the Primrose Hill Conservation Area Statement.

The proposed conservation style rooflights would be subordinate in size and would not conflict with architectural roof elements. They would be flush with the roof slopes which would not alter the roof profile and due to their position on the shallow pitched roof slopes, would have minimal visibility in wider views. The existing roof hatches, would be replaced with flat rooflights which have limited visibility and allow removal of the guard rail at roof level.

The proposed window enlargement to the side elevation would match the size, type and proportions of the existing window within this elevation and would have limited visibility. The replacement fourth floor windows to the front and rear would match the size and proportions of the existing window openings and are considered acceptable as they replace non-original windows. The proposed timber sashes with traditional sash boxes improve on the existing casements and reinstate a uniformity to the elevations of the host building. Given these factors, the proposals would preserve and enhance the character and appearance of the host building, the street scape and the wider Primrose Hill Conservation Area.

The replacement windows are within the same openings apart from the enlarged window to the side elevation which would face the neighbouring flank wall. As a result, the proposals would have no impact on the amenity of neighbouring occupiers to any greater extent than the existing window arrangement in terms of outlook, loss of privacy or light spill.

No objections have been received prior to the determination of this application and the Primrose Hill CAAC have confirmed they have no objection to the

proposals and accept the proposals in these specific circumstances. The site's planning history was 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 (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2019.

- 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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 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, 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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer