

Application ref: 2020/5492/P
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Date: 16 July 2021

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

Phone: 020 7974 4444

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felix db limited
12 Chichester Road
London
NW6 5QN
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat C and D
31 Regent's Park Road
London
NW1 7TL

Proposal:

Amalgamation of 2x (1-bed and 2-bed) self-contained flats into 1x self-contained 3-bedroom flat on second and third floor, replacement of rooflights with 3x dormer windows at rear roof slope and replacement of rooflights to flat roof.

Drawing Nos: Location Plan, Existing 2nd Floor - FDB-31RB-A104 rev b, Existing 3rd Floor - FDB-31RB-A104 rev b, Existing Roof - FDB-31RB-A106 rev b, Proposed 2nd Floor - FDB-31RB-A204 rev b, Proposed 3rd Floor - FDB-31RB-A205 rev b, Proposed Roof - FDB-31RB-A206 rev b, Existing Front & Rear Elevation - FDB-31RB-A301 rev b, Proposed Front Elevation - FDB-31RB-A304 rev b, Existing Section AA - FDB-31RB-A401 rev b, Proposed Section AA - FDB-31RB-A402 rev b and Design and Access Statement

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:

Drawing Nos: Location Plan, Existing 2nd Floor - FDB-31RB-A104 rev b, Existing 3rd Floor - FDB-31RB-A104 rev b, Existing Roof - FDB-31RB-A106 rev b, Proposed 2nd Floor - FDB-31RB-A204 rev b, Proposed 3rd Floor - FDB-31RB-A205 rev b, Proposed Roof - FDB-31RB-A206 rev b, Existing Front & Rear Elevation - FDB-31RB-A301 rev b, Proposed Front Elevation - FDB-31RB-A304 rev b, Existing Section AA - FDB-31RB-A401 rev b, Proposed Section AA - FDB-31RB-A402 rev b and Design and Access Statement

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 proposal would result in the net loss of 1 x 1-bedroom residential unit. Local Plan Policy H3 states that the Council would aim to ensure that existing housing continues to meet the needs of existing and future households by resisting development that would involve the net loss of two or more homes. Given that the conversion would result in the loss of only one unit and would form a larger home, the proposal would not be contrary to Policy H3 of the Camden Local Plan and is considered acceptable. The proposal would result in the loss of 1 bed lower priority home to a 3-bed high priority home. Given that the priority level would improve, the proposal is considered to be acceptable.

The new flat would comply with space standards and have good access to daylight/sunlight, particularly for the habitable rooms. Due to its location on the second and third floor level, the new 3-bed flat would not have access to

private outdoor amenity space. Given that the existing residential flats also do not have existing outdoor amenity space and the new home is within a 5-minute walking distance from The Regent's Park and Primrose Hill, it is considered to be acceptable.

Whilst the proposed traditional dormer sash windows would be visible from long views within Grand Union Canal and Prince Albert Road, the replacement of the existing rear velux rooflights with the traditional dormer sash windows is considered acceptable. Since the existing rear roof slope is quite steep, the proposed dormer window would only project from the roof slope slightly. Furthermore, it is noted that the roof form of the buildings in the subject terrace varies greatly and the proposed dormer windows are not considered to be in keeping with the character of the locality. The design and size of the new dormer sash windows are appropriate and would respect the hierarchy of windows and the original rear elevation and are considered subservient to the rear roof slope. 4x small existing rooflights would be replaced by 1x small and 1x large rooflights on the flat roof of the host building. Due to their locations, the new rooflights would not be visible from public and private views. Overall, the works are considered to be in keeping with the character and appearance of the host building and the Primrose Hill Conservation Area.

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.

- 3 By virtue of the nature of the proposal, the works are not considered to cause additional harm to the amenity of adjoining residential occupiers. The potential of overlooking by the new dormer windows is considered no more serious than the existing rear velux rooflights.

The applicant has indicated that they would remain in the property following completion of the development. Due to the property being amalgamated into a single unit, there would be reduced stress on the local parking requirements. Although new residential development is expected to be car free; under these circumstances it is considered that a car-free development does not need to be secured. Whilst no cycle parking has been provided, it is considered that sufficient space exists within the new flat to accommodate cycles.

Given the limited nature of the proposed works, the imposition of a Construction Management Plan is not considered necessary in this instance.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision. One comment from the Primrose Hill CAAC seeking confirmation on the size of the proposed dormer windows was received. Officer has confirmed that each dormer window would be 1.55m wide and that they would align with the windows below with the existing mansard retained.

As such, the proposed development is in general accordance with policies A1, D1, D2, H3 and T2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and of the

National Planning Policy Framework 2019.

- 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.

- 5 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.

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



Daniel Pope
Chief Planning Officer