

Application ref: 2021/3258/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Bridges Associates Architects LLP
53 Rawstorne Street
London
EC1V 7NQ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

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

Proposal:

Renovation/replacement of roof substrate, rooflights, rooftop clerestory windows, access hatch and rooftop plant (kitchen extract ductwork) and minor alterations to roof including provision of safety rails.

Drawing Nos: J1168: -01 (Site & Location Plan), -1 2021-07-02 (Covering Letter), -01 2021-07-02 (design, Access & Heritage Statement), 8-01-BA -XX-XX-DR-A:-0001 P02, 0002-P02, 0003-P02, 0004-P02 (Existing roof plan, sections and front elevation), 874 SKM01 P1 (Roof Level Kitchen Extract Ductwork), 68-02-BA -XX-XX-DR-A 1001: P03, 1002 P02, 1003-P02, 1004-P03, 2001-P03, 2002-P03, 2003-P03, 2004-P03, 2005-P03, 3001-P02, 3002-P02, 4001-P02, 4002-P02, 4003-P02, 4004-P02, 4005-P02, 4101-P02, 4102-P02 (Proposed Drawing Set (Roof plan/sections, front elevation, Fire Safety measures ground - 4th floors, roof details (detailed sections, details, hatch, internal doors), 206-0306 R01-0 21.06.30 Plant Noise Assessment Report

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 documents and drawings:

J1168: -01 (Site & Location Plan), -1 2021-07-02 (Covering Letter), -01 2021-07-02 (design, Access & Heritage Statement), 2 0000 (Existing roof plan, sections and front elevation), 874 SKM01 P1 (Roof Level Kitchen Extract Ductwork), -02 (Proposed Drawing Set (Roof plan/sections, front elevation, Fire Safety measures ground - 4th floors, roof details (detailed sections, details, hatch, internal doors), 206-0306 R01-0 21.06.30 Plant Noise Assessment Report

Reason:

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

- 4 Prior to the replacement of the clerestory windows on the roof (Proposed Roof Plan - P03 and Proposed Section AA - P02), photographic evidence will be submitted and approved by the Council to demonstrate that the existing windows cannot be repaired.

Reason: In the interests of the architectural and historic merits of the Listed Building in accordance with policy D2 (Heritage) of the LB Camden Local Plan 2017.

- 5 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with the machinery operating at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/surrounding premises is not adversely affected by noise from mechanical installations/equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 6 Prior to use, the machinery, plant/equipment hereby approved shall be mounted with proprietary anti-vibration isolators; and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 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 Reasons for granting permission

Planning permission and Listed Building Consent are sought for 10 Regent's Park Road. The building was designed by Ernö Goldfinger. It is Grade II listed and is in the Primrose Hill Conservation Area.

The works for which planning permission are required include the replacement of rooflights, a roof access hatch, replacement kitchen extract ductwork on the roof, refurbishment of clerestory windows on the roof, replacement of the roof substrate and provision of safety rails.

A separate Listed Building Consent application (2021/3733/L) covers proposed internal works to the Listed Building.

With respect to the architectural and historic merits of the Listed Building, it should be noted that the roof is of standard construction and appears to utilise commonplace elements. The roof covering (which has failed), the rooflights, roof lantern and access hatch are functional elements which are part of the building but not identified as major contributors to its significance. The repair/up-grading of the roof is supported. There are also design issues with the roof and thus the increase in the fall of the parapet gutter is also supported as is the redesign of the roof access hatch which in its current form is dangerous.

The current kitchen extraction system is considered a utilitarian part of the building and not a major contributor to its significance although an integrated system incorporation into the design of the building is novel. The replacement of the existing system has the advantage of reducing its visibility at roof level.

The Conservation Area Advisory Committee note that the frame of the clerestory window should be investigated at an early stage to ensure that they can be repaired and do not require to be replaced. A condition is recommended accordingly.

In summary, the rooftop alterations would not harm the special architectural or historic merits of the Listed Building, and situated at roof level, there would be

no harm to the character or appearance of the Conservation Area.

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.73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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.

Subject to conditions regarding noise and vibration levels, the Council's Environmental Health Team has no objections to the specifications of the replacement kitchen extract ductwork in terms of the residential amenity of occupiers at the site and at neighbouring properties. No objections have been received following statutory consultation on the proposals.

The planning history of the site has been taken into account when coming to this decision.

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 2021 and the National Planning Policy Framework 2021.

- 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, 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 (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 2021.

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 printed name and title.

Daniel Pope
Chief Planning Officer