

Application ref: 2021/0604/P  
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Date: 26 November 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Mutiny Architecture Ltd  
Flat 604 Avenue Heights  
5 Avenue Road  
London  
N6 5DS

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

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

Proposal:

Alteration to the façade/fenestration treatment to front/rear elevation including repainting of the front façade removal of the inner roof slope of the butterfly roof, installation of metal railings to create a terrace at roof level; rebuilding of the rear extension; installation of metal railings between the lower and upper ground floor; widening of the window/door arrangement at lower and upper ground floors (rear), installation of new railings to the existing front lightwell and installation of new refuse store

Drawing Nos: 208-00-010-00; 208-00-011-00; 208-00-012; 208-00-099-00; 208-00-100-00; 208-00-101-00; 208-00-102-00; 208-00-103-00; 208-00-201-00; 208-00-301-00; 208-00-302-01; 208-PL-099-01; 208-PL-100-00; 208-PL-101-00; 208-PL-102-00; 208-PL-103-01; 208-PL-201-01; 208-PL-301-00; 208-PL-302-00; 208-PL-401-00; 208-PL-402-00; Design & Access and Heritage Statement commissioned by commissioned by Mutiny dated 29th January 2021.

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.

- 3 208-00-010-00; 208-00-011-00; 208-00-012; 208-00-099-00; 208-00-100-00; 208-00-101-00; 208-00-102-00; 208-00-103-00; 208-00-201-00; 208-00-301-00; 208-00-302-01; 208-PL-099-01; 208-PL-100-00; 208-PL-101-00; 208-PL-102-00; 208-PL-103- 01; 208-PL-201-01; 208-PL-301-00; 208-PL-302-00; 208-PL-401-00; 208-PL-402-00; Design & Access and Heritage Statement commissioned by commissioned by Mutiny dated 29th January 2021.

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

#### Informative(s):

- 1 Reason for granting permission:

To the front of the property, it is proposed to alter the façade and fenestration treatment by replacing the front door and repainting the front facade. No objection is raised in regards to the front door, given the replacement would be identical in design and appearance. The front elevation would also be repainted in 'light blue' which is similar in colour to a number of properties within the neighboring terrace. Thus, the colour being proposed would preserve the character of the streetscene and the wider conservation area. The proposed windows to the front elevation at first and second floor level would be replaced, a detailed section of the window details have been submitted and officers raised no objection to the windows given its 'like for like' appearance. The proposed windows would preserve the character of the character of the conservation area.

The proposed railings to the front lightwell are uncharacteristic for this terrace. However, it is noted that a guard rail already exists to ensure the safety of the front lightwell which is less sympathetic in design than the proposed railings. On balance, while the proposed railings could go further towards enhancing the area's character the proposed railings are considered a modest improvement. It must be noted that similar works have recently been approved at a neighbouring property

The garden doors to the rear lower ground floor would be removed and the structural opening widened to accommodate a new door which is considered acceptable in regards to the design and appearance. It is also proposed to rebuild the lower ground floor store roof / front garden, to create additional head height (approximately 150mm) for the front lightwell store and usable

floor area. The works being proposed at front lower-ground floor would have some impact on the original C19th character of the host building. Given that the alterations would be at lower-ground floor and the fact that there is recent precedent for similar works at nos. 16 & 18 Regent's Park Road, overall, the alterations would not be detrimental to the buildings appearance that would warrant a refusal, in this instance.

The proposed timber bin store would be appropriate scale for the garden setting. There are similar timber bin store at nos. 16 and 18 and it is considered that the proposal would create some uniformity within the front garden areas. Again as listed above, the bin store would be consistent with works permitted at neighbouring properties within the terrace as a whole and would therefore preserve something of the character of uniformity of the wider terrace.

The removal of part of the butterfly roof is similar to works that have been undertaken at the neighbouring property at no18. The proposed railings at roof level would not be visible from the street or rear garden area except in glimpsed views. The development is considered to preserve the character and appearance of the Conservation Area.

The works to the rear elevation are acceptable, this is due to the lack of visibility from the public realm. The winter garden would be rebuilt to a similar footprint and the design and appearance are appropriate to this garden setting. The winter garden would only be publicly visible from oblique views on St Mark Crescent, and would largely preserve the existing appearance from the realm and improve, i.e. enhance, the design of the winter garden towards something more appropriate to the C19th date of the subject site.

It is proposed to install double glazing to the window to the rear elevation. This is not considered harmful to the aesthetics of the host property and the wider conservation area. The openings are not overly dominant and the proportions of the rear elevation are maintained.

- 2 Special regard has also been attached to the desirability of preserving or enhancing 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.

An objection was received from no.22 Regents Park Road regarding the increase in height of the existing building that would result in loss of sunlight to the rear garden, concerns were also raised about overlooking from the proposed roof terrace into the skylight in the roof. No extension is being proposed at roof level and given the sunken nature of the roof terrace within the roof of the main building it would not project above the retained ridge of the existing roof form. The sunken nature of the roof terrace together with the height of the shared parapet wall would ensure that there would be no direct views into the skylight into the neighbouring property at no.22. Thus, the proposed terrace would not have an impact in terms of loss of privacy or overlooking.

The winter garden structure would replace an existing garden building. The window openings would be in a similar position and of a similar size to the

existing. Therefore it is not considered that any amenity concerns would arise from the development in terms of outlook or privacy. The size and scale of the proposal would be such that it would not result in any loss of daylight. No excavation work is proposed to the front elevation that would impact on the soil depth of the front garden.

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

An objection was received from the Primrose Hill Conservation Area Advisory Committee (CAAC) regarding the air conditioning unit. This has been omitted from the scheme during the course of the application. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

- 3 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).
- 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](http://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 centered on a light grey rectangular background.

Daniel Pope  
Chief Planning Officer