

Application ref: 2021/2058/L
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Date: 2 December 2021

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Retrouvius Design
2A Ravensworth Road
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

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

Proposal:

Details of windows and doors as required by condition 4 of listed building consent application 2020/5341/L dated 29/03/2021 for erection of two storey rear infill extension, replacement rear extension at first floor level, new extension at second floor, alterations to rear fenestration. 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: 173_PL-252a; 173_PL-253;

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

- 1 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.

Planning permission and listed building consent were granted on 29/3/21 for the 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.

Condition 4 of the listed building consent required:

"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 required information has been submitted for the sash windows in the rear wing and the glazed doors on the infill extension. The submitted details are in accordance with the approved drawings and also ensure that the detailed appearance of these parts of the works preserve the special interest of the listed building, therefore the condition is approved.

Public consultation was undertaken for this application by means of a press notice and a site notice, but no responses were received. Regent's Park CAAC objected to the details, advising that the sash window glazing bars in the area are normally 15-18mm thick. The submitted details were revised to show an 18mm thick glazing bar so the CAAC's objection has been addressed.

The site's planning history was taken into account when arriving at this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies 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.

- 2 You are advised that all conditions relating to listed building consent granted on 29/3/21 (2020/5341/L) which need details to be submitted, have been approved.

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:

Yours faithfully

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

Daniel Pope
Chief Planning Officer