

Application ref: 2021/3299/P
Contact: Nora-Andreea Constantinescu
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Date: 17 December 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Angus Shepherd
6 Stamford Brook Road
London
W6 0XH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
1 Regent's Park Road
London
NW1 7TL

Proposal:

Erection of a side/rear extension at lower ground floor level and other external alterations to the front and rear of property.

Drawing Nos: SU-001 Rev.PL1; SU-002 Rev. PL1; SU-003 Rev. PL1; SU-004 Rev. PL1; SU-005 Rev. PL1; SU-006 Rev. PL1; SU-007 Rev. PL1; P090 P1; S001 P1; S002 P2; PL-001 Rev. PL5; PL-002.1 Rev. PL3; PL-002 Rev. PL4; PL-003 Rev. PL4; PL-004 Rev. PL3; PL-002.2 Rev. PL4; PL-002.3 Rev PL2; Design and Access Statement by Powell Tuck Architects; Arboricultural Impact Assessment report by Challice Consulting Ltd. ref. CC/1677 AR3158 dated 30th November 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 if in CA] 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:

SU-001 Rev.PL1; SU-002 Rev. PL1; SU-003 Rev. PL1; SU-004 Rev. PL1; SU-005 Rev. PL1; SU-006 Rev. PL1; SU-007 Rev. PL1; P090 P1; S001 P1; S002 P2; PL-001 Rev. PL5; PL-002.1 Rev. PL3; PL-002 Rev. PL4; PL-003 Rev. PL4; PL-004 Rev. PL3; PL-002.2 Rev. PL4; PL-002.3 Rev PL2; Design and Access Statement by Powell Tuck Architects; Arboricultural Impact Assessment report by Challice Consulting Ltd. ref. CC/1677 AR3158 dated 30th November 2021.

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

- 4 Detailed drawings, photos of samples of materials and manufacturer's specifications, in respect of all facing materials to be used in the proposed development shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the Arboricultural Impact Assessment report by Challice Consulting Ltd. ref. CC/1677 AR3158 dated 30th November 2021. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The development shall be monitored and supervised as stated in accordance with section 27 of the approved report.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

- 6 Prior the relevant part begun, full details in respect of the living roof in the area

indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
- iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 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 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.
- 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near

neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer