

Application ref: 2021/5598/P
Contact: Fast Track GG
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Date: 21 March 2022

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
2 Regal Lane
London
NW1 7TH

Proposal:

Removal of garage doors on the flank elevation and replacement with brick infill and a new horizontal double glazed timber window. Extension of the concrete kerb and creation of a new planting bed along the northwest facade.

Drawing Nos: 2RL E-01; 2RL E-02; 2RL E-03; 2RL P-01; 2RL P-02; 2RL P-03; Design and Access Statement dated 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 policies 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: 2RL E-01; 2RL E-02; 2RL E-03; 2RL P-01; 2RL P-02; 2RL P-03; Design and Access Statement dated November 2021.

Reason:

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

Informative(s):

- 1 Reason for granting:

The property was built in 1961 by the architect John Winter. It occupies a corner site and runs behind a number of Listed Buildings on both Prince Albert Road and Gloucester Avenue. No. 2 Regal Lane is also Locally Listed.

It is proposed to remove the garage doors on its flank elevation and replace them with brick infill and a new horizontal double glazed timber window.

The proposal also includes the extension of the concrete kerb and the creation of a new planting bed along the northwest façade.

The property is a one-off building so the alteration would not disrupt a wider pattern. It is understood that the new brickwork would be identical to the existing and would therefore blend in its surroundings. It is also noted that the proposed window would be aligned with the fenestration above.

Overall, therefore, the proposals are considered to be sympathetic to and in keeping with the existing appearance of the host property in terms of the design, locations, proportions and materials, and would preserve the character and appearance of the building and Primrose Hill Conservation Area in which it is located, and as such, is acceptable.

The landscaping works are within forecourt of the house and would project no further than the adjacent planting either side of the main entrance. As such the proposal would not impact on pedestrian or vehicular movement on this private road.

There are no amenity concerns as a result of these proposals in terms of loss of privacy or overlooking to neighbouring properties given the minor nature of the proposals.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation. Primrose Hill CAAC responded to say that they have no objection

to the proposal.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Primrose Hill Conservation Area, under s.72 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 A1, CC1, D1, D2, T1 and T3 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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).
- 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', written in a cursive style.

Daniel Pope
Chief Planning Officer