

Application ref: 2021/5764/P  
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Date: 28 March 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Space A  
32 Kingsway Place  
London  
EC1Y 0UJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:

**174 Regent's Park Road  
London  
NW1 8XP**

Proposal:

Variation of Condition 5 (Living Roof Specifications) to replace green roof with pebbles granted under reference 2020/0119/P dated 03/04/20 for erection of single storey rear extension at lower ground floor level; demolition of garden structure; relocation of garden gate on Berkley Road; and other external alterations to rear.

Drawing Nos:

Existing: Site Plan; 1108\_PL\_015; 1108\_PL\_014; 1108\_PL\_013; 1108\_PL\_012;  
1108\_PL\_011; 1108\_PL\_010; 1108\_PL\_009; 1108\_PL\_008; 1108\_PL\_007;  
1108\_PL\_006; 1108\_PL\_005; 1108\_PL\_004; 1108\_PL\_003

Proposed: 1108\_20; 1108\_21 1108\_PL\_017\_01; 1108\_PL\_018\_03; 1108\_PL\_023\_02;  
1108\_PL\_024\_02; 1108\_PL\_025\_02; 1108\_PL\_026\_02; 1108\_PL\_027\_01;  
1108\_PL\_022\_02; Green Roof removal document dated March 2022.

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 the original planning permission ref 2020/0119/P dated 03/04/2020.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The roof of the extension hereby permitted shall not be used as a roof terrace/balcony.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing: Site Plan; 1108\_PL\_015; 1108\_PL\_014; 1108\_PL\_013; 1108\_PL\_012; 1108\_PL\_011; 1108\_PL\_010; 1108\_PL\_009; 1108\_PL\_008; 1108\_PL\_007; 1108\_PL\_006; 1108\_PL\_005; 1108\_PL\_004; 1108\_PL\_003

Proposed: 1108\_20; 1108\_21 1108\_PL\_017\_01; 1108\_PL\_018\_03; 1108\_PL\_023\_02; 1108\_PL\_024\_02; 1108\_PL\_025\_02; 1108\_PL\_026\_02; 1108\_PL\_027\_01; 1108\_PL\_022\_02; Green Roof removal document dated March 2022.

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

- 4 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.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details (Green Roof Removal Document dated March 2022) by no later than the end of the planting season following the completion of the development. The landscaping shall be permanently retained and maintained in perpetuity.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1, D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for approval:

This application seeks to remove condition 5 which requires a green roof to be

installed on the flat roof of the extension.

The green roof would be replaced with pebbles. The applicant has provided an existing and proposed landscape plan for the front and rear garden. At the rear garden, this includes planting a flowering cherry and a pear tree, flowering jasmine (to the rear wall) and lavender planters. The existing rear paving has also been replaced with English Quarried Sandstone. The front garden would have a water retention void to mitigate flood risk. Overall, the proposed soft and hard landscaping would improve the landscape appearance, biodiversity and water attenuation of the site beyond the existing situation. The loss of a relatively modest section of green roof area and its replacement with pebbles is thus considered acceptable.

An additional condition has been attached to require the implementation and maintenance of the soft landscaping hereby approved.

The proposed variation is minimal in terms of visual appearance and there would be no harm from the amendment to neighbouring residential amenities.

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

No comments have been received following public consultation on this scheme. The Primrose Hill CAAC withdrew their objection following the review of the proposed landscape plan. The full impact of the scheme has already been assessed. The planning history of the application site was considered prior to this determination.

As such, the proposed development is in general accordance with policies G1, A1, A2, A3, T1, A5, CC1, CC2, CC4, A4 and D1 of the London Borough of Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2021.

- 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](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 positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer