

Application ref: 2021/5499/P
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Date: 20 April 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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www.camden.gov.uk/planning

DVM Architects Ltd
4A Murray Street
London
NW1 9RE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

56 Regent's Park Road
London
NW1 7SX

Proposal:

Erection of single storey rear extension with roof terrace and balustrades above and addition of 1 window to ground floor rear elevation

Drawing Nos: 1161-01; 1161-04; 1161-05; 1161-16 rev C; 1161-03; 1161-02; 1161-06; 1161-13 rev D; 1161-15 rev D

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 The development hereby permitted shall be carried out in accordance with the following approved plans-
1161-01; 1161-04; 1161-05; 1161-16 rev C; 1161-03; 1161-02; 1161-06; 1161-

13 rev D; 1161-15 rev D

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

- 3 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.

- 4 The use of the roof as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

This application proposes the erection of a single storey rear extension to serve Flat A (basement and garden floor levels of the host property) and a roof terrace above to serve Flat Ground Floor (upper ground level).

The proposed extension would sit at ground level and extend the existing rear projection by 3.3m, to match the depth of the neighbouring rear extension at No. 54. It would be acceptable in terms of its footprint and height, and subservient in size to the host building whilst respecting the vertical proportions of the façade. The neighbouring property at No. 54 has a similar rear addition which the proposed extension seeks to match, but it would not be full width. Revisions were secured to the rear elevation design, which now proposes a simple, plain render façade with Crittall French doors. The extension is thus considered acceptable in bulk and design and would not harm the character or appearance of the host building and conservation area.

The flat roof of the proposed extension would create a terrace to serve the upper ground flat, with cast iron railings to match the existing terrace at No. 54 in terms of height and design. A 1.8m high timber privacy screen would be erected on the shared boundary of the terraces, which is acceptable in design, height and location.

The proposed extension and terrace would not give rise to adverse neighbouring amenity impact in terms of loss of privacy, light or outlook, given its location next to a neighbouring existing structure and its detailed design with a privacy screen which will be secured by condition.

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

2 neighbour objections were received prior making this decision which were taken into account when coming to this decision. The Primrose Hill CAAC raised no objection to the revised scheme. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of Camden Local Plan 2017. The development would also accord with the London Plan 2021 and 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