

Application ref: 2022/1057/P  
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Date: 1 July 2022

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

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

JMS Planning  
Build Studios  
203 Westminster Bridge Road  
London  
SE1 7FR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**110 Regent's Park Road**  
**London**  
**Camden**  
**NW1 8UG**

Proposal: Amalgamation of flat at 110A and maisonette at 110 Regent's Park Road to form a single dwellinghouse.

Drawing Nos: OS: 110RPR LP01

Existing: 110RPR E01, 110RPR E02, 110RPR E03, 110RPR E04, 110RPR E05, 110RPR E06

Proposed: 110RPR P01, 110RPR P02, 110RPR P03, 110RPR P04, 110RPR P05, 110RPR P06

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:

OS: 110RPR LP01; Existing: 110RPR E01, 110RPR E02, 110RPR E03, 110RPR E04, 110RPR E05, 110RPR E06; Proposed: 110RPR P01, 110RPR P02, 110RPR P03, 110RPR P04, 110RPR P05, 110RPR P06

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

Informative(s):

- 1 Reasons for granting permission:

The proposal involves the amalgamation of a flat at 110A and maisonette at 110 Regent's Park Road to form a single dwellinghouse. This complies with Local Plan policy H3 (protecting existing homes) as there would be a loss of only one unit and no loss of residential floorspace.

The newly created amalgamated dwelling would meet space standards and provides good quality accommodation.

No external alterations are proposed therefore there would be no notable impact to the character and appearance of the subject property or wider conservation nor to the residential amenity of neighbouring residents.

The proposal would result in a reduction on parking pressures given it's a reduction in units. As such a car free obligation is not considered necessary in this instance.

There is adequate space for waste and cycle storage in the existing forecourt and rear garden, existing arrangements would continue to be acceptable. No further details are required in this instance.

No comments were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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.

As such, the proposal is in general accordance with Policies H3, T1, T2, CC5, D1, D2, and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and 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.

- 4 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).

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



Daniel Pope  
Chief Planning Officer