

Application ref: 2022/2266/L  
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Date: 11 October 2022

**Development Management**  
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Jones Associates Architects  
9 Agincourt Street  
Monmouth  
NP25 3DZ

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**2 Regent's Park Terrace  
London  
NW1 7EE**

Proposal:

Formation of new basement window in rear elevation of rear outrigger and associated internal alterations at basement level.

Drawing Nos: Site Location Plan 04/2022, D.01, GA.02, GA.03, GA.04, GA.05.

Design, Heritage and Access Statement (Jones Associates Architects, 04/2022).

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan 04/2022, D.01, GA.02, GA.03, GA.04, GA.05. Design, Heritage and Access Statement (Jones Associates

Architects, 04/2022).

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:

The proposed installation of a new timber framed sash window to the rear basement level of the existing outrigger is considered acceptable in terms of scale, design and materials. It would not appear incongruous in the setting of this listed residential property. The proposed sash window has been designed to suit the character of the host building. The hardwood frame shall be painted white to match other existing fenestration to the host property.

Internally, the alterations involve removal of partition walls and conversion of the space from a W.C. and pantry arrangement to a new study. The works are considered to be sensitively conceived and will have very little impact on the historic fabric of the host building.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Therefore, the proposed development is in general accordance with policy D2 of the London Borough of Camden Local Plan 2017. The development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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