

Application ref: 2022/1139/P
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Date: 13 October 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

WAY Architecture Yell
28 Poland Street
Second Floor Studio
London
W1F 8QP
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
4 Regent's Park Road
London
NW1 7TX

Proposal:
Replacement of 2 x rear windows at basement level with 2 patio doors, enlargement of existing rear patio and addition of external stairs from basement to rear garden level.

Drawing Nos: 01; 02 Rev 004; 03 Rev 004; 04 Rev 003; 05 Rev 004; 06 Rev 001;
Planning submission (Design & Access Statement); Damp Survey

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

01; 02 Rev 004; 03 Rev 004; 04 Rev 003; 05 Rev 004; 06 Rev 001; Planning submission (Design & Access Statement); Damp Survey

Reason:

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

- 3 All new external work shall be carried out in materials as shown on the approved plans. Where the materials are not specified on the approved plans, they shall resemble, as closely as possible, in colour and texture those of the existing building.

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.

- 4 The patio hereby approved shall use permeable paving, or direct surface water into permeable ground within the site and away from surface water drains.

Reason: To manage surface water run-off and reduce the chances of flooding, in accordance with Policies CC2 and CC3 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal would replace 2 x rear windows at basement level with 2 patio doors by lowering the cills. It would also involve some minor excavation of the existing garden to allow the existing rear patio at lower ground to be enlarged and provide stairs up to the garden level.

The works would not have any amenity impacts on neighbours given their location and lower ground floor level. The excavation is minimal and would not amount to basement development and not require any basement impact assessment which would be disproportionate. Controls under building regulations and party wall act would be sufficient

Given the siting, extent of existing garden, the detailed design of the doors, and the alignment of the doors with the windows above, the alterations would have limited visibility and nonetheless preserve the character and appearance of the conservation area.

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 objections have been raised in relation to the application. The Conservation Area Advisory Committee raised no objection. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposals are in general accordance with Policies A1, D1, and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 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:
<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully



Daniel Pope
Chief Planning Officer