

Application ref: 2022/3742/P  
Contact: Nathaniel Young  
Tel: 020 7974 3386  
Email: [Nathaniel.Young@camden.gov.uk](mailto:Nathaniel.Young@camden.gov.uk)  
Date: 27 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](mailto:planning@camden.gov.uk)

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

Chassay+Last Architects  
Berkeley Works  
Berkeley Grove  
London  
NW1 8XY  
United Kingdom

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:

Raising of front parapet wall, installation of rooflights (2) on side and rear roof slopes, installation of PV panels (3) on flat roof behind parapet wall and replacement of artificial roof slates with natural slates

Drawing Nos: (Prefix: 110RPR3) LP01, E01, E02, E03, E04, E05, P01, P02, P03, P04, P05

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:

(Prefix: 110RPR3) LP01, E01, E02, E03, E04, E05, P01, P02, P03, P04, P05

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal to raise the front parapet wall, install rooflights on the side and rear roof slopes and PV cells on the flat roof behind the parapet wall are considered to be acceptable in terms of conservation and design.

The proposed raising of the front parapet would help restore the symmetry of the original group of 4 houses, replicating the height of the parapet wall at no. 104 and the use of natural slate to the retained roof slopes would enhance the heritage value of the site.

The rooflights are modest in size and number and they would sit appropriately within the roof slopes and not protrude beyond the roof planes.

The PV cells would be appropriately sited on the flat part of the roof at the front of the building behind the raised parapet wall. They would not form a visually obtrusive feature, harm the appearance of the building in the public domain or from any neighbouring properties. The installation of renewable energy technologies is supported by the Council's sustainability policies. The proposed alterations and additions would be of an appropriate design, scale, siting and materiality in keeping with the character and appearance of the host property and wider conservation area. As such the character and appearance of the conservation area would be preserved.

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.

There would be no detrimental impact to residential amenity. There would be no significant changes to bulk or form of the building. The outlook, light and privacy of neighbouring rooms and amenity spaces would not be affected.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when

coming to this decision.

As such, the proposal is in general accordance with policies CC1, CC2, 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 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](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:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer