

Application ref: 2022/4240/P  
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Date: 7 February 2023

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

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Ozge Akdogan  
63 Stoke Newington High St  
6 Quayle Crescent  
N16 8EL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**57 Regent's Park Road**  
**London**  
**Camden**  
**NW1 8XD**

Proposal: Installation of louvred and retractable opening to existing flat roof of rear extension.

Drawing Nos: Location Plan; Site Plan; Design and Access Statement; Noise Impact Assessment; 90-010; 90-011; 90\_012; 00-010; 00-011\_P02; 90\_012; Roof Details; Retractable Roof Louvres Details.

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: Location Plan; Site Plan; Design and Access Statement; Noise Impact Assessment; 90-010; 90-011; 90\_012; 00-010; 00-011\_P02; 90\_012; Roof Details; Retractable Roof Louvres Details.

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 retraction of the roof hereby permitted shall not be carried out outside the following times 08:00 - 18:00 Mondays to Sundays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 No music shall be played in the rear extension area of the premises at any point that the roof opening is retracted, whether this be partly or fully retracted.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, and A4 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The proposal involves works to the existing flat roof of the building's rear extension to replace a projecting skylight with a louvred and retractable opening. The rear extension will not be altered in any other way other than slightly lowering the roofline and changing the pitch of the flat roof to allow for drainage. The roof area is shielded by high party walls to the north and west, and there is therefore very limited visibility from the public realm.

It is proposed to install a retractable roof with aluminium louvres, which would be fitted with water protective seals and acoustic sealant to prevent noise leakage. The roof would be located over a seating area on the ground floor of the host building, which is used as a café. The materials used for the flat roof would match the existing, and the metal retractable opening is considered to be a sympathetic and minor addition that would not detract from the appearance and character of the host property or Conservation Area.

The proposal is in reasonably close proximity to neighbouring windows, so a noise assessment was submitted which shows that the increase in noise would be subjectively imperceptible at 57 Regent's Park Road, and subjectively barely perceptible at 55 Regent's Park Road. Conditions have also been

attached to this decision to restrict the opening of the roof to the hours of 08:00 to 18:00, and to prevent the playing of music in the rear extension area of the unit at any point that the roof is retracted. This is intended to preserve the amenity of adjoining residential occupiers. There are no amenity concerns relating to light or privacy.

One objection from a nearby resident was received on the grounds that noise travels to St George's Mews and may be exacerbated by the proposal, as well as their concerns that the hours of operation were unrealistic. The applicant has submitted additional acoustic information to show that the impact on specified St George's Mews properties would be 'None/Slight'. Additionally, the aforementioned conditions will control the hours that the roof can be retracted, and the soundproofing demonstrated in the plans and documents provided will alleviate concerns about noise impact.

The Primrose Hill CAAC originally objected to the proposal on similar grounds to the previously mentioned objector, stressing the potential loss of amenity to residential neighbours. However, with the guarantee of the included conditions and the submitted details relating to the roof's soundproofing, the CAAC was satisfied to withdraw their objection. The planning history of the site has been taken into account when coming to this decision.

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.

As such, the proposed development is in general accordance with policies A1, A4, 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 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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer