

Application ref: 2022/4208/P  
Contact: Enya Fogarty  
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Date: 13 March 2023

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

Phone: 020 7974 4444

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maxwell and company  
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london  
EC1R 0DP  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**104 Belsize Road**  
**London**  
**Camden**  
**NW6 4BG**

Proposal:

Construction of a single storey ground floor rear extension with terrace, replacement of external window and doors at first floor level, the installation of 2 x additional skylights within existing butterfly roof and the erection of a bin and bike store within the front garden and associated landscaping.

Drawing Nos: BeR.EX.098; BeR.EX.099; BeR.EX.001;BeR.EX.002; BeR.EX.003;  
BeR.EX.004; BeR.EX.005; BeR.EX.006; BeR.DE.10101;BeR.DE.102; BeR.DE.103;  
BeR.DE.10401;BeR.DE.10501;BeR.DE.10601; BeR.PP.20101;  
BeR.PP.20201;BeR.PP.203; BeR.PP.20401;BeR.PP.20501;BeR.PP.20601;  
BeR.PP.20701; BeR.PP.20801; BeR.PP.20901; Design and Access Statement dated  
January 2023 rev01 prepared by Maxwell

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;

BeR.EX.098; BeR.EX.099; BeR.EX.001;BeR.EX.002; BeR.EX.003;  
BeR.EX.004; BeR.EX.005; BeR.EX.006; BeR.DE.10101;BeR.DE.102;  
BeR.DE.103; BeR.DE.10401;BeR.DE.10501;BeR.DE.10601; BeR.PP.20101;  
BeR.PP.20201;BeR.PP.203; BeR.PP.20401;BeR.PP.20501;BeR.PP.20601;  
BeR.PP.20701; BeR.PP.20801; BeR.PP.20901; Design and Access Statement  
dated January 2023 rev01 prepared by Maxwell

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.

- 4 The use of the roof as a terrace shall not commence until the two 1.8m trellis, as shown on the approved drawing (BeR.PP.20901), have been constructed. The trellis shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The remainder of the flat roof at first floor level, outside of that enclosed by the trellis's hereby approved, shall not be used as a terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 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.

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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope  
Chief Planning Officer