

Application ref: 2022/5623/P
Contact: Fast Track TC
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Date: 4 April 2023

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Studio Mark Ruthven
92 Prince of Wales Road
London
NW5 3NE
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**83 Belsize Park Gardens
London
Camden
NW3 4NJ**

Proposal:

Replacement of windows and glazed doors with matching double-glazed windows and doors

Drawing Nos: CAT.C1 Pr. 3a; CAT.C1 Pr. 3b; CAT.C1 Pr. 3c; CAT.C1 Pr. 3d; CAT.C1 Pr. 3e; CAT.C1 Pr. 3f; CAT.C1 Ex. 3a; CAT.C1 Ex. 3b; CAT.C1 Ex. 3c; CAT.C1 Ex. 3d; CAT.B1 Pr. 2a; CAT.B1 Pr. 2b; CAT.B1 Pr. 2c; CAT.B1 Pr. 2d; CAT.B1 Pr. 2e; CAT.B1 Ex. 1a; CAT.B1 Ex. 1b; CAT.B1 Ex. 1b; CAT.B1 Ex. 1c; CAT.B1 Ex. 1d; CAT.A1 Pr. 1a; CAT.A1 Pr. 1b; CAT.A1 Pr. 1c; CAT.A1 Pr. 1d; CAT.A1 Pr. 1e; CAT.A1 Pr. 1f; CAT.A1 Pr. 1g; CAT.A1 Ex. 1a; CAT.A1 Ex. 1b; CAT.A1 Ex. 1c; CAT.A1 Ex. 1d; 5/a rev. A; 5ba rev. A; 5/c rev. A; 5/c rev. B; 5/d rev. B; 4/a rev. A; 4/b rev. A; 4/c rev. A; 4/d rev. A; 4/f rev. A; 4/f rev. A; 4/c rev. B; 4/d rev. B; 3/a rev. A; 3/b rev. A; 3/c rev. B; 3/d rev. B; 2/a rev. A; 2/b rev. A; 2/c rev. B; 2/d rev. B; 1/a rev. A; 1/b rev. B; 1/c rev. B; 1/d rev. B; BPG-X-302; BPG-X-301; BPG-X-300; BPG-X-002; BPG-X-001; BPG-X-301; BPG-X-302; BPG-P-300; BPG-P-302

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 CAT.C1 Pr. 3a; CAT.C1 Pr. 3b; CAT.C1 Pr. 3c; CAT.C1 Pr. 3d; CAT.C1 Pr. 3e; CAT.C1 Pr. 3f; CAT.C1 Ex. 3a; CAT.C1 Ex. 3b; CAT.C1 Ex. 3c; CAT.C1 Ex. 3d; CAT.B1 Pr. 2a; CAT.B1 Pr. 2b; CAT.B1 Pr. 2c; CAT.B1 Pr. 2d; CAT.B1 Pr. 2e; CAT.B1 Ex. 1a; CAT.B1 Ex. 1b; CAT.B1 Ex. 1b; CAT.B1 Ex. 1c; CAT.B1 Ex. 1d; CAT.A1 Pr. 1a; CAT.A1 Pr. 1b; CAT.A1 Pr. 1c; CAT.A1 Pr. 1d; CAT.A1 Pr. 1e; CAT.A1 Pr. 1f; CAT.A1 Pr. 1g; CAT.A1 Ex. 1a; CAT.A1 Ex. 1b; CAT.A1 Ex. 1c; CAT.A1 Ex. 1d; 5/a rev. A; 5ba rev. A; 5/c rev. A; 5/c rev. B; 5/d rev. B; 4/a rev. A; 4/b rev. A; 4/c rev. A; 4/d rev. A; 4/f rev. A; 4/f rev. A; 4/c rev. B; 4/d rev. B; 3/a rev. A; 3/b rev. A; 3/c rev. B; 3/d rev. B; 2/a rev. A; 2/b rev. A; 2/c rev. B; 2/d rev. B; 1/a rev. A; 1/b rev. B; 1/c rev. B; 1/d rev. B; BPG-X-302; BPG-X-301; BPG-X-300; BPG-X-002; BPG-X-001; BPG-X-301; BPG-X-302; BPG-P-300; BPG-P-302

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 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 Reasons for granting permission/consent-

The proposal is for the replacement of windows and glazed doors to the front, side and rear of the site, with matching double-glazed windows and doors. The original proposal sought to have applied glazing bars to the windows on all elevations, but due to the site's status as a positive contributor to the

conservation area, this was revised to integral glazing bars on the principle front elevation. This ensure that the proposal would match as closely as possible the design and proportions of the original windows. On the side and rear elevation, which are less visible in public views of the conservation area, applied glazing bars are considered to be acceptable given the particular site circumstances.

In sustainability terms, double glazed units are noted as having the potential to reduce energy costs, provide more thermal efficiency and insulation, offset the need for powered heating and so help reduce carbon emissions, and allow for passive flow of ventilation. There are no amenity concerns as the proposed windows would replace existing windows. The proposal is therefore acceptable.

The proposal is considered to preserve the character and appearance of the Belsize Park 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

No objections were received prior to making this decision, Belsize Conservation Area Advisory Committee commented that they had no objections to the proposals. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, D2 and CC1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

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

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