

Application ref: 2022/4513/L
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 4 April 2023

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

Chris Dyson Architects
1 Fashion Street
London
NW6 4PX

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**91 Belsize Lane
London
NW3 5AU**

Proposal:

Erection of a single storey rear extension rear extension at lower-ground floor level, new hard and soft landscaping arrangements and alterations to the front boundary wall, with associated internal works and alterations to the fenestration treatment to the front and rear elevations.

Drawing Nos: 0484_A_0001 REV00; 0484 1000 REV2; 0484_A_1300 REV02;
0484_A_1301 REV2; 0484_A_1302 REV2; 0484 1305 REV2; 0484_A_1306 REV2;
0484 1308 REV2; 0484_A_1309 REV2; 0484_A_1310 REV2; 0484_A_1311 REV2;
0484 1100 REV00; 0484 A 1101 REV01; 0484 A 1200 REV01; 0484_A_1401 REV01;
0484 A 0200; 0484_A_0121 REVT00; 0484 0110 REV2; 0484_A_0111 REVT00;
484_A_0112 REVT00; 484_A_0113 REVT00; 484_A_0114 REVT00; 0484_A_0121
REVT00; 0484_A_0116 REVT00; 0484_A_0118 REVT00; 0484_A_0119 REVT00;
0484_A_0120 REVT00; 0484_A_0121 REVT00; Site Location plan by Chris Dyson
Architect; Heritage Statement by The Heritage Practice and Design and Access
Statement by Chris Dyson Architect dated March 2023.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 The proposed architrave of the replacement lower ground floor front entrance door shall not project beyond the external wall surface of the front steps flank wall.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 5 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details of the new lower ground floor extension including annotated 1:1/1:2 sections of standard framing profiles and the junctions with the existing building (jambs, roof junction, cills with ground/floor levels). The detailed plans should also show the double glazed units for the roof and wall.

The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 The site's planning history has been taken into account when making this decision

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer