

Application ref: 2022/5439/P
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Date: 16 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

Mrs Emily Greeves
101 Heath Street
London
NW3 6SS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
40 Belsize Avenue
London
NW3 4AH

Proposal:
Replacement of glazed roof panels and doors to existing lean-to rear conservatory, including replacement of rear boundary timber fence panels and gate.

Drawing Nos: Site location plan; (2202_L-)02/01, 12/01, 12/02; Design and access statement from Emily Greeves dated 05/12/2022; Manufacturer's specifications (conservatory doors/roof panels and fencing/gate).

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: Site location plan; (2202_L-)02/01, 12/01, 12/02; Design and access statement from Emily Greeves dated 05/12/2022; Manufacturer's specifications (conservatory doors/roof panels and fencing/gate).

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.

Informative(s):

- 1 Reasons for granting planning permission:

The proposed alterations are to an existing lean-to rear conservatory constructed in the 1990s. The works involve the replacement of the single-glazed, white painted aluminium framed roof and glazing bars with a double-glazed, aluminium framed roof and glazing bars, painted dark grey in colour.

The existing single-glazed, white painted timber windows and doors to the conservatory would also be replaced with double-glazed, full-height sliding doors, in dark grey painted aluminium frames to match the new roof system. Lead flashing and dark grey or black rainwater goods would be used to blend in with the overall appearance in terms of colour.

The proposals also include the replacement of the rear boundary timber fence panels and gate with timber replacements of the same height and similar design.

Overall, therefore, the proposals would be appropriate and involve sympathetic alterations which would not appear significantly different. As such, the proposal would preserve the character and appearance of the host building, wider rear environment and Belsize Conservation Area.

In sustainability terms, it is also noted that the proposed double-glazed system has the potential to reduce energy costs, provide more thermal efficiency and insulation, offset the need for powered heating and so reduce carbon emissions, and typically allow for passive flow of ventilation (through trickle vents).

There are no amenity concerns as a result of the proposals given the minor nature of the alterations and the fact that they involve replacement of existing glazing and boundary treatment.

The site's planning and appeals history has been taken into account when coming to this decision. Following statutory consultation, a response received

from the Belsize Conservation Area Advisory Committee has been noted in the associated consultation summary sheet.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Belsize Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, 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) 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

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer