

Application ref: 2023/0118/P  
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Date: 21 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Dalcour Maclaren  
Brockridge Park, Unit 4 Bredon Cou  
Brockridge Road  
Twynning  
Tewkesbury  
GL20 6FF

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**39 Belsize Avenue**  
**London**  
**NW3 4BN**

Proposal: Installation of a new pipework to the side elevation and a new gas meter box (retrospective).

Drawing Nos: 22006638\_PLN\_LOC\_2.1, 22006638\_PLN\_EL\_1.1, 22006638\_PLN\_SI\_3.1, 22006638\_PLN\_SI\_4.1, 39 Belsize Avenue Photos of completed works, Heritage Design & Access Statement for works at 39 Belsize Avenue Camden London by Dalcour Maclaren dated October 2022.

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: 22006638\_PLN\_LOC\_2.1, 22006638\_PLN\_EL\_1.1, 22006638\_PLN\_SI\_3.1, 22006638\_PLN\_SI\_4.1, 39 Belsize Avenue Photos of completed works, Heritage Design & Access Statement for works at 39 Belsize Avenue Camden London by Dalcour Maclaren dated October 2022.

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 Reasons for granting permission.

The proposals involve the retrospective installation of an external gas pipework to the property's side elevation and an additional meter box to the right-hand wall of the external entrance staircase. The works were necessary due to a suspected gas leak. The carrying out of the works was considered necessary to maintain the well-being of the residents who use gas for domestic purposes.

Although the addition of external pipework does have an impact on the appearance of the building, it is considered necessary in terms of the safe functioning of the dwellings, and the detailed design has ensured minimal impact on the host building. The following measures have been taken to limit any negative impact to the host building: holes have been drilled into the mortar rather than into the bricks themselves, and the pipework has been painted white or black depending on the immediate background to limit its visual impact. The installation of the piping to the mortar rather than to the brickwork also means the work is reversible and pipework can easily be removed in the future if necessary without undue harm to the facade.

The pipework is not highly visible from the front of the building but is affixed mainly to the side elevation. The works are not considered unduly noticeable and for these reasons, overall, the proposal is not considered to cause harm to the host building or wider Belsize Park Conservation Area.

In terms of amenity to neighbours, the works are of a minor nature and there is no negative impact expected in terms of loss of light, outlook or overlooking.

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.

No objections were received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1, 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 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>.

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