

Application ref: 2023/0949/P
Contact: Duty Determination Team
Tel: 020 7974 XXXX
Email:
Date: 25 April 2023

Development Management
Regeneration and Planning
London Borough of Camden
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London
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www.camden.gov.uk/planning

LAC.Architecture
134, Sandbach Road North
Alsager
ST72AR
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Hillfield Court
Belsize Avenue
NW3 4BH

Proposal:
Replacement of part of parapet at roof level to install damp proof course (DPC).

Drawing Nos: Site and Location Plan; Design Statement; 2311_01 Elevations; 2311_04 Roof Plan; 2311_04 Parapet Section; 2311_03 Photo Montage.

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 and Location Plan; Design Statement; 2311_01 Elevations; 2311_04 Roof Plan; 2311_04 Parapet Section; 2311_03 Photo

Montage.

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 proposal seeks to repair a failure at the roof level of the building that is causing issues relating to water retention and damp by replacing part of the parapet with new damp proof course.

The works would involve the demolition of part of the parapet at the southwest edge of the roof, which would then be reconstructed with the addition of a damp proof course. The stone capping would be removed and reused where appropriate and possible, and the new brickwork would match the existing as closely as possible in terms of colour, mortar, and coursing. The works are therefore very minor and would result in little to no noticeable visual difference, so would not harm the character or appearance of the building or surrounding conservation area and would be considered to be acceptable.

Given the modest nature of the proposal, it would not result in any harm to neighbouring amenity in terms of loss of light, outlook, or privacy, and is considered acceptable.

The site's planning history has been taken into account when making this decision. No objections have been received prior to making this decision, including from the Belsize Conservation Area Advisory Committee, who made no comment.

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 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 A1, D1, and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with 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-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