

Application ref: 2022/4492/P
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Date: 27 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

Mr Cheung
74 Makepeace Rd
London
UB5 5UG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**52 Belsize Park Gardens
London
NW3 4ND**

Proposal:

Erection of single storey ground floor side extension, enlargement of ground floor rear outrigger, replacement of side window with French doors, replacement of rear patio doors and relocation of side access gate.

Drawing Nos: BPG_EX_GA_GF_RevA; BPG_PP_GA_GF_RevA; BPG_EX_RP_RevA;
BPG_PP_RP_RevA; BPG_EX_GE_North_RevA; BPG_PP_GE_North_RevA;
BPG_EX_GE_East_RevA; BPG_PP_GE_East_RevA; BPG_EX_GE_South_RevA;
BPG_PP_GE_South_RevA; BPG_EX_GE_West_RevA; BPG_LP_RevA_A1;
BPG_PP_BP_RevA_A1; Cover letter dated 15.10.22

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-
BPG_EX_GA_GF_RevA; BPG_PP_GA_GF_RevA; BPG_EX_RP_RevA;
BPG_PP_RP_RevA; BPG_EX_GE_North_RevA; BPG_PP_GE_North_RevA;
BPG_EX_GE_East_RevA; BPG_PP_GE_East_RevA;
BPG_EX_GE_South_RevA; BPG_PP_GE_South_RevA;
BPG_EX_GE_West_RevA; BPG_LP_RevA_A1; BPG_PP_BP_RevA_A1;
Cover letter dated 15.10.22

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 permission.

The proposed side extension would be very narrow and infill part of the existing side passage between the property and the side boundary wall. It would not extend past the rear building line and would not appear full width at the side. The extension would be flat-roofed and constructed in white render to match the host building, and would extend 1m above the boundary wall. It is considered that the extension overall would remain subordinate to the host building in terms of design, form and scale, and would not detract from the design and proportions of the host building.

The side extension would include two timber-framed French doors on the side elevation and towards the rear a timber French door would replace a side window. These proposed side openings would be highly obscured by the side boundary wall, the size and positioning of the openings would be proportionate, and considered acceptable in design terms.

The proposed enlargement of the existing rear outrigger would infill the existing external recessed doorway and patio so that it matches the rear building line, and would create an enclosed internal room at ground level. It would include 2 timber double patio doors in a similar style to the existing doors, which is appropriate. As the extension infills a void between existing high walls, there would be no further increase in visible bulk or impact on neighbouring amenity.

The side gate to the front of the property would be relocated slightly towards the side boundary to accommodate a new intercom. The relocation is minor and would retain the overall appearance of the side gate.

Given the siting and scale of the proposal at ground floor level along the side

boundary with no. 54, and the minor nature of the proposed infill extension at the rear, the proposed extensions would not give rise to any adverse impact on the amenity of neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy.

The proposal is considered to preserve the character and appearance of the host building and 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.

One objection from a resident has been received prior to making this decision. The objections were based on harm to the conservation area, amenity impacts on neighbouring flats, security concerns and structural concerns. The proposals are considered acceptable and would preserve the conservation area, given the minor nature of the development, their small scale, appropriate siting and matching materials. The shared side access to both Flats D and E would be adequately retained (access width of 1.6m). There is no loss of privacy to Flat E as the three proposed doors only face the side boundary. Overall the side gate and side boundary wall would be retained which act as appropriate barriers for security reasons. The structural integrity of the proposed works would be subject to Building Control approval and therefore is not a material consideration for the determination of the planning application. This objection and the planning history of the site have been taken into account when coming to this decision.

As such, the proposed development 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 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer