

Application ref: 2023/1455/P
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Date: 19 May 2023

Development Management
Regeneration and Planning
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hgh Consulting
45 Welbeck Road
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
1 Belsize Lane
London
Camden
NW3 5AA

Proposal:
Replacement of two ground floor side doors with windows and replacement gate on Perceval Ave.

Drawing Nos: 0400-A1-001Rev.P2; 0400-A2-010 Rev.P1; 0400-A2-020 Rev.P1; 0400-A2-030 Rev.P1; 0400-A2-040 Rev.P1; 0400-A2-050 Rev.P1; 0400-A2-110 Rev.P1; 0400-A2-120; 0400-A4-010 Rev.P1; 0400-A4-020 Rev.P1; 0400-A4-030 Rev.P1; 0400-A4-040 Rev.P1; 0400-A4-050 Rev.P1; 0400-A4-110 Rev.P1 and 0400-A4-120 Rev.P1.

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 :

0400-A1-001Rev.P2; 0400-A2-010 Rev.P1; 0400-A2-020 Rev.P1; 0400-A2-030 Rev.P1; 0400-A2-040 Rev.P1; 0400-A2-050 Rev.P1; 0400-A2-110 Rev.P1; 0400-A2-120; 0400-A4-010 Rev.P1; 0400-A4-020 Rev.P1; 0400-A4-030 Rev.P1; 0400-A4-040 Rev.P1; 0400-A4-050 Rev.P1; 0400-A4-110 Rev.P1 and 0400-A4-120 Rev.P1.

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.

Planning permission is sought for the replacement of two ground floor side doors with windows on the south-east elevation and a replacement gate on Perceval Ave. The existing lintel above the side door will be retained and the replacement windows will match the scale and detailed design of the existing windows. The replacement fenestration would be timber to match the existing which is acceptable. The replacement gate is of a similar design to the existing garden gate, with a marginal increase in height and more solid appearance. However, the design and scale of the gate is still in keeping with other gates including the neighbouring property at 1 Percival Avenue and others along Percival Avenue. Additionally some ventilation grilles are proposed which are considered to be de minimis. The development is not considered to harm the character and appearance of the host property or wider 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 of the new windows will face onto a high wooden side boundary fence which would not result in harmful overlooking while the other window closest to the street would face onto a lower section of fence. It is noted that this window would act as a secondary window to a dining room with the main outlook remaining out the larger front window and that it would not face onto any windows and therefore it is not considered to have a detrimental impact on the privacy of No. 1 Percival Avenue. The development overall would not harm the amenity of any neighbouring residential properties in terms of loss of privacy,

light or outlook.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were 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 policies of the London Plan 2021 and 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 positioned above a faint, light grey rectangular stamp. The signature is fluid and cursive.

Daniel Pope
Chief Planning Officer