

Application ref: 2023/0789/P
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Date: 30 May 2023

Development Management
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Openstudio Architects
50 Great Portland Street
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W1W 7ND

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**57 Belsize Park
London
Camden
NW3 4EH**

Proposal:

Conversion of 23 self-contained residential units to 19. Erection of 3x replacement larger dormers and 1 rooflight following demolition of existing.

Drawing Nos: BP_P-00; BP_PE-01; BP_PE-02; BP_PE-03; BP_PE-04; BP_PE-05;
BP_PE-06; BP_PE-07; BP_PE-08; BP_PP-01; BP_PP-02; BP_PP-03; BP_PP-04;
BP_PP-05; BP_PP-06; BP_PP-07 and BP_PP-08.

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:

BP_P-00; BP_PE-01; BP_PE-02; BP_PE-03; BP_PE-04; BP_PE-05; BP_PE-06; BP_PE-07; BP_PE-08; BP_PP-01; BP_PP-02; BP_PP-03; BP_PP-04; BP_PP-05; BP_PP-06; BP_PP-07 and BP_PP-08.

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.

- 4 The windows on the side dormers shall be obscure glazed and fixed shut prior to the occupation of the unit, and they shall remain obscure glazed and fixed shut for the duration of the uses hereby approved.

Reason: To safeguard the amenity of neighbouring properties and occupier of the proposed flat in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal will replacement 3 dormers on the front, rear and side with larger dormers and install one replacement rooflight in the same location. Given their location, views would be limited from the street. Views of the side dormer would be unlikely to increase although it is being enlarged given the narrow gap between this site and the neighbouring property. The enlargement of the front and rear dormers would be modest and these would still appear as subordinate features on the roofslope and would not appear out of character with the prevailing pattern of development of the street. The dormer's detailed design, scale and siting would be acceptable. The rooflight would be the same siting and scale as existing and would remain as a subordinate addition. It is considered that the works would preserve the character and appearance of the host property and the Belsize Conservation Area.

It is noted that No.58 Belsize Park has a large side dormer that would face onto the enlarged side dormer. The existing side dormer has windows serving two small bathrooms and the enlarged dormer would contain the same room use. The top flat's dormer at No.58 appears to contain a bathroom and kitchen window. Although the windows are shown as obscured, a condition is attached securing this and for the windows to be non-openable to ensure it does not result in loss of privacy to this flat. Given this existing close context with the neighbour at No.58 an enlarged dormer window and with the attached

condition it is not considered harmful in terms of privacy.

Given the minor nature of the remainder of the works and their siting it would not result in harm to the neighbouring properties amenity in terms of loss of light, outlook or a sense of enclosure.

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.

The proposal involves the conversion of 23 self-contained residential units into 19 units with the lost units at first and second floor. Normally the loss of 2 or more units would be contrary to Policy H3. However, it is noted that all flats as deemed lawful by certificate of lawfulness ref. 2015/6492/P are substandard flats all under minimum floorspace standards. The loss of 4 units to create 6 larger units, while they still would not meet the minimum floorspace standards they would be considered to be an improvement to the existing poor quality units and would allow for improved layouts, outlook and light. At 3rd floor, the two existing units would be enlarged through the proposed dormer extensions. Again, the new units would not meet the minimum floorspace standards but they would be an improvement to the existing with improved head heights, layout, outlook and light. They would provide a better quality of amenity for future occupiers.

Policy H10 resists the net loss of self-contained units unless it can be demonstrated that the accommodation is incapable of meeting the relevant standards for houses in multiple occupation. It is noted that this application seeks to enlarge some of the units to allow it to meet the Council's HMO standards. The Council's Housing team raised no objection and confirmed that the units need to be enlarged to meet these standards. Therefore it would comply with this policy and continue to provide low cost housing.

Normally the Council would secure new units as car free, however the development will result in the reduction in permits available and therefore would not result in additional car parking pressure or encourage additional car ownership which would be acceptable in this instance.

No objections were received prior to making this decision. The site's planning history was taken into account when coming to this decision.

- 2 As such, the proposed development is in general accordance with policies A1, A2, A3, A4, CC1, CC2, CC3, CC5, D1, D2, H1, H3, H6, H7, H10, T1, T2, T3 and T4 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and the NPPF 2021.
- 3 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).

- 4 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.
- 5 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