

Application ref: 2022/4622/P  
Contact: Fast Track GG  
Tel: 020 7974 4444  
Email: Geri.Gohin@Camden.gov.uk  
Date: 7 June 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)

DVM Architects Ltd  
4A Murray Street  
London  
NW1 9RE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat D**  
**61 Belsize Park Gardens**  
**London**  
**NW3 4JN**

Proposal:

Addition of 2 x conservation rooflights to side elevation roof slope, replacement of windows to rear dormer with timber patio doors, creation of rear terrace and replacement of existing timber French doors to front elevation.

Drawing Nos: 1184-01; 1184-02; 1184-03A; 1184-04; 1184-05A; 1184-06A; 1184-13B; 1184-14B; 1184-15C; 1184-16B; Site Photographs (X4 pages) dated 24.10.2022; Design and Access Statement dated 24.10.2022.

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: 1184-01; 1184-02; 1184-03A; 1184-04; 1184-05A; 1184-06A; 1184-13B; 1184-14B; 1184-15C; 1184-16B; Site Photographs (X4 pages) dated 24.10.2022; Design and Access Statement dated 24.10.2022.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The property is located in Belsize Conservation Area which is identified in the Conservation Area Appraisal as a positive contributor. Belsize Park Gardens (as well as Belsize Park, Buckland Crescent and Belsize Square) are also described as streets that "are predominantly residential, characterised by the repeated forms of the stucco villas, whose design gives a strong identity and unity of appearance to the area."

A revision was received as the original proposal included two rooflights to the side elevation roof slope (as well as the existing two) and this looked too cluttered. Following officers' advice, the two proposed rooflights would remain, however the existing one at the front would be blocked up, leaving only three in total.

Another revision was received regarding the rear sliding patio doors within the existing dormer which were proposed to be aluminium. However, following an objection from Belsize CAAC, the doors were revised to remain in timber. The design of these would be slightly amended however they would remain in keeping with the current building. The door is acceptable in terms of material, location and design. The Belsize CAAC subsequently withdrew their objection.

The proposal also includes the creation of a rear terrace. The terrace (4.9m in length and 1.2 in width) would be in keeping with the host building and the wider conservation area.

The existing timber French doors to the front elevation would be replaced with double glazed timber French doors. There would be a slight design difference in terms of the glazing bars and no sidelights would be included.

Overall therefore, the proposals are considered to be sympathetic to and in keeping with the existing appearance of the host property in terms of the design, locations, proportions and materials, and would preserve the character

and appearance of the building, and as such, is acceptable.

There is an existing rear balcony at roof level at the property of No. 63. Owing to the position of the proposed terrace, and the change in level between the two terraces, the parapet wall would provide appropriate privacy. There would be no direct views between the windows and terrace at No. 63 and the proposed terrace. Owing the size and location of the terrace there would be no overlooking of windows at No. 59. Therefore, the proposal would not cause harm in terms of neighbour amenity.

The site's planning and appeals history has been taken into account when coming to this decision. No other objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Belsize Conservation Area, under s.72 of the Planning (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, CC1, D1 and D2 of the Camden Local Plan 2017, 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](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 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer