

Application ref: 2022/5012/P
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Date: 24 May 2023

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

ROAR Architects
2nd floor mezzanine
8-11 St. John's Lane
London
EC1M 4BF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1 and Flat 2
26 Belsize Avenue
London
NW3 4AU

Proposal: Installation of doors to front and side elevations, alterations to fenestration at side elevation; and, erection of rear extension, with roof terrace.

Drawing Nos: Site Location Plan X000, X050, X100, X200, X201, X300, P050 B, P100 B, P200 B. Design and Access Statement (ROAR 169 010 11.2022), Arboricultural Report (Crown Tree Consultancy 29/11/2022).

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: Site Location Plan X000, X050, X100, X200, X201, X300, P050 B, P100 B, P200 B. Design and Access Statement (ROAR 169 010 11.2022), Arboricultural Report (Crown Tree Consultancy 29/11/2022).

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.

- 4 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work)

Reason: To ensure the preservation of the amenity value and health of the tree(s) and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

With the exception of the proposed roof terrace with metal balustrading, the proposed works have already been approved pursuant to planning permission reference 2022/1945/P, dated 10/11/2022, which remains extant. As such, the proposed alterations are considered acceptable in terms of scale, design and materials.

The alterations to doors at front and side elevation at lower ground floor are considered to be in-keeping with the character of the host site and wider conservation area with detailing to match the existing arrangements.

The alterations to the fenestration at the side elevation are considered to be quite minor in nature and will be mostly shielded from view by the timber side passage gate, nevertheless, these elements are considered to be suitable for the host building.

The single storey rear extension replaces an existing conservatory in the same location, with an additional side infill. This matches the approved extension, however shall also include a small balcony terrace to the flat roof, accessed from the upper ground floor.

The existing rear upper ground floor window has a Juliette balcony, and the proposed extension enables a larger terrace to be placed on top. The new terrace would be 3m in width and 1.6m in depth, enclosed by metal railings which are set in from the edge of the extension beneath. Given the existing Juliette balcony with French doors for access, the additional intervention proposed here is considered quite minor. No new view or overlooking potential is created by this aspect of the development.

The works at the rear also include the installation of new paving and soft landscaping immediately to the rear of the new extension, but within the private boundary of the host flat. This is considered acceptable, as previously approved.

The approved scheme included a condition requiring the provision of tree protection measures prior to development. A supporting Arboricultural Report Impact Assessment & Method Statement has been supplied with this application, which is considered acceptable; and compliance will be secured by condition.

Given the nature of the proposal, it is not considered to have any negative impact on neighbouring residential amenity in terms of loss of privacy, outlook or light.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving and enhancing the character and appearance of the conservation area, under s.72 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Therefore, the proposed development is in general accordance with policies A1, A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017. The 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