

Application ref: 2023/1061/P  
Contact: Alex Kresovic  
Tel: 020 7974 3134  
Email: Alex.Kresovic@camden.gov.uk  
Date: 27 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)

Paul Cahillane Studio  
289 Shirland Road  
London  
W9 3JW

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**Flat 7**  
**40 Belsize Park**  
**London**  
**NW3 4EE**

Proposal:

Erection of new dormer window to the side (southern) elevation.

Drawing Nos: 01GA-001-P01, 03EL-005-P02, 03EL-105-P02, 03EL-006-P02, 03EL-106-P02, 02SC-006-P01, 02SC-106-P01, 03EL-007-P02, 03EL-107-P03, 02GA-007-P02, 02GA-107-P02, 02GA-008-P01, 02GA-108-P01; Design, Access and Heritage Statement dated March 2023 by Paul Cahillane Studio Ltd.

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:

01GA-001-P01, 03EL-005-P02, 03EL-105-P02, 03EL-006-P02, 03EL-106-P02, 02SC-006-P01, 02SC-106-P01, 03EL-007-P02, 03EL-107-P03, 02GA-007-P02, 02GA-107-P02, 02GA-008-P01, 02GA-108-P01; Design, Access and Heritage Statement dated March 2023 by Paul Cahillane Studio Ltd.

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 includes a timber framed dormer window to the side of the hipped roof on the southern elevation. The roof has three existing dormer windows, one being on the southern elevation, the others being on the rear (western) elevation and front (eastern) elevation. It is noted that the proposed dormer window will replace two existing roof lights which are sporadic in terms of location on the roof. The proposal will provide a uniform pattern with the existing dormer on the southern elevation which will enhance the design of the semi-detached four storey building. The new dormer is modest and appropriate in size, location and design. It would be constructed in materials that resemble, as closely as possible, in colour and texture those of the existing dormer windows.

A number of dwellings along Belsize Park have similar sized roof dormers. The proposed dormer, due to the narrowness of the gap, is unlikely to be visible from the street and public realm. As such, the proposal would maintain a subordinate appearance to the host building and would preserve the character and appearance of the 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.

The proposed dormer, due to its nature and position in relation to neighbouring windows, is not considered to cause any detrimental impact on amenity in terms of loss of privacy, light and outlook.

No objections were received prior to making this decision. This 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 Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 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-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 'DPope', is positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer