

Application ref: 2023/1664/P  
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Date: 20 July 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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AZ Urban Studio  
2 John Street  
LONDON  
WC1N 2ES  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**83 Belsize Park Gardens**  
**London**  
**Camden**  
**NW3 4NJ**

#### **Proposal:**

Replacement of windows and glazed doors with matching double-glazed windows and doors, erection of single storey rear extension and associated alterations, alterations to roof of existing single storey element, installation of air source heat pump within acoustic enclosure in rear garden, and associated landscape works.

Drawing Nos: Window and door schedule, Noise Impact Assessment, Arboricultural Impact Assessment, Acoustic Enclosure Specification, Acoustic Enclosure Material Spec, Acoustic Enclosure Material Spec 2, 18275-NIA-01-Rev A, Cat.E PR 5, Heritage Planning Statement, Cat.E EX 5/a, Cat.E EX 5/b, Cat.E EX 5/c, Cat.E EX 5/d, Cat.D PR 4/a, Cat.D PR 4/b, Cat.D PR 4/c, Cat.D PR 4/d, Cat.D EX 4/a, Cat.D EX 4/b, Cat.D EX 4/c, Cat.D EX 4/d, Cat.C1 Pr. 3a, Cat.C1 Pr. 3b, Cat.C1 Pr. 3c, Cat.C1 Pr. 3d, Cat.C1 Pr. 3e, Cat.C1 Pr. 3f, Cat.C1 Ex. 3a, Cat.C1 Ex. 3b, Cat.C PR 3/a, Cat.C PR 3/b, Cat.C PR 3/c, Cat.C PR 3/d, Cat.C PR 3/e, Cat.C PR 3/f, Cat.C EX 3/a, Cat.C EX 3/b, CAT.B1 Pr. 2a, CAT.B1 Pr. 2b, CAT.B1 Pr. 2c, CAT.B1 Pr. 2d, CAT.B1 Pr. 2e, Cat.B1 Ex. 1a, Cat.B1 Ex. 1b, Cat.B PR 2/a, Cat.B PR 2/b, Cat.B PR 2/c, Cat.B PR 2/d, Cat.B PR 2/e, Cat.B EX 2/a, Cat.B EX 2/b, CAT.A1 Pr. 1a, CAT.A1 Pr. 1b, CAT.A1 Pr. 1c, CAT.A1 Pr. 1d, CAT.A1 Pr. 1e, CAT.A1 Pr. 1f, CAT.A1 Pr. 1g, CAT.A1 Ex. 1a, CAT.A1 Ex. 1b, CAT.A PR 1/a, CAT.A PR 1/b, CAT.A PR 1/c, CAT.A PR 1/d, CAT.A PR 1/e, CAT.A PR 1/f, Cat.A EX 1/a, Cat.A EX 1/b, BPG-X-PH 01, BPG-X-PH 02,

BPG-X-001, BPG-X-002, BPG-X-100, BPG-X-101, BPG-X-200, BPG-X-300. BPG-X-301, BPG-X-302, BPG-P2-002, BPG-P2-100, BPG-P2-101, BPG-P2-200, BPG-P2-201, BPG-P2-300, BPG-P2-301, BPG-P2-302, BPG-P2-302R, QF11023-EMT-XX-DR-0001.

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 Window and door schedule, Noise Impact Assessment, Arboricultural Impact Assessment, Acoustic Enclosure Specification, Acoustic Enclosure Material Spec, Acoustic Enclosure Material Spec 2, 18275-NIA-01-Rev A, Cat.E PR 5, Heritage Planning Statement, Cat.E EX 5/a, Cat.E EX 5/b, Cat.E EX 5/c, Cat.E EX 5/d, Cat.D PR 4/a, Cat.D PR 4/b, Cat.D PR 4/c, Cat.D PR 4/d, Cat.D EX 4/a, Cat.D EX 4/b, Cat.D EX 4/c, Cat.D EX 4/d, Cat.C1 Pr. 3a, Cat.C1 Pr. 3b, Cat.C1 Pr. 3c, Cat.C1 Pr. 3d, Cat.C1 Pr. 3e, Cat.C1 Pr. 3f, Cat.C1 Ex. 3a, Cat.C1 Ex. 3b, Cat.C PR 3/a, Cat.C PR 3/b, Cat.C PR 3/c, Cat.C PR 3/d, Cat.C PR 3/e, Cat.C PR 3/f, Cat.C EX 3/a, Cat.C EX 3/b, CAT.B1 Pr. 2a, CAT.B1 Pr. 2b, CAT.B1 Pr. 2c, CAT.B1 Pr. 2d, CAT.B1 Pr. 2e, Cat.B1 Ex. 1a, Cat.B1 Ex. 1b, Cat.B PR 2/a, Cat.B PR 2/b, Cat.B PR 2/c, Cat.B PR 2/d, Cat.B PR 2/e, Cat.B EX 2/a, Cat.B EX 2/b, CAT.A1 Pr. 1a, CAT.A1 Pr. 1b, CAT.A1 Pr. 1c, CAT.A1 Pr. 1d, CAT.A1 Pr. 1e, CAT.A1 Pr. 1f, CAT.A1 Pr. 1g, CAT.A1 Ex. 1a, CAT.A1 Ex. 1b, CAT.A PR 1/a, CAT.A PR 1/b, CAT.A PR 1/c, CAT.A PR 1/d, CAT.A PR 1/e, CAT.A PR 1/f, Cat.A EX 1/a, Cat.A EX 1/b, BPG-X-PH 01, BPG-X-PH 02, BPG-X-001, BPG-X-002 Rev B, BPG-X-100, BPG-X-101, BPG-X-200, BPG-X-300. BPG-X-301, BPG-X-302, BPG-P2-002, BPG-P2-100, BPG-P2-101, BPG-P2-200, BPG-P2-201, BPG-P2-300, BPG-P2-301, BPG-P2-302, BPG-P2-302R, QF11023-EMT-XX-DR-0001.

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

- 4 The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA

where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 6 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the Arboricultural Impact Assessment by Landmark Trees ref. SMR/83BPG/AIA/1a dated 5th April 2023. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with the approved report.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

- 7 The air source heat pump shall not be used for cooling purposes.

Reason: To ensure that the development reduces the impact of urban overheating in accordance with the requirements of policy CC2 of the Camden Local Plan 2017

#### Informative(s):

- 1 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).

## 2 Reasons for granting permission.

The application site comprises a three storied, semi-detached dwelling within the Belsize Park Conservation Area. The proposed works would involve the replacement of windows and glazed doors with matching double-glazed windows and doors, the erection of a single storey rear extension and associated alterations, alterations to the roof of an existing single storey element, the installation of an air source heat pump (which will provide heating but not cooling) within an acoustic enclosure in the rear garden and associated landscape works.

The replacement of windows and doors have been previously approved through 2022/5623/P where any effects were found to be acceptable.

The rear extension would be sized, designed and located appropriately, such that it would preserve the character and appearance of the host building and conservation area. The rear extension is shallow in depth, thereby ensuring that it is subservient to the host building and the metal-framed sliding doors to the rear elevation lend the extension to appear as a modern addition to the building. The alterations to the roof are acceptable, and appear to be reinstating a roof that was previously there. The air source heat pump is to be positioned in a discrete location within the rear garden, and would be shrouded by an acoustic enclosure.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of daylight, sunlight, outlook or noise. The rear extension is limited in scale and located at ground floor level and the nature of the roof alterations mean that this would also not result in any amenity related effects. With respect to the air source heat pump, a noise impact assessment was submitted which was reviewed by Council's Pollution Officer who is satisfied that the submitted acoustic submission meets the Local Plan guidelines and is therefore acceptable in environmental health terms. Conditions around noise limits and anti-vibration isolators have been included.

An arboricultural impact assessment was submitted, that has been reviewed by Council's Tree and Landscape Officer who is satisfied that the impact of the scheme on the trees to be retained will be acceptable. A condition has been included relating to tree protection measures.

No objections were received prior to making this decision. This includes the Belsize CAAC who confirmed that they have no objection to the proposal so long as the window divisions are no thicker than for single glazing. As previously mentioned, the windows have already been approved through 2022/5623/P.

As such, the proposed development is in general accordance with Policies A1, A3, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

## 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



Daniel Pope  
Chief Planning Officer