

Application ref: 2023/1254/P  
Contact: Blythe Smith  
Tel: 020 7974 3892  
Email: [Blythe.Smith@camden.gov.uk](mailto:Blythe.Smith@camden.gov.uk)  
Date: 24 August 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)

Allen Architects Ltd  
48 Sandhurst Road  
London  
SE6 1XE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**3 Flat 3**  
**Belsize Park**  
**London**  
**NW3 4ET**

Proposal: Widening of rear dormer and terrace, replacement sash windows and roof alterations

Drawing Nos: Design and Access Statement, Materials, 039\_150, 039\_001, 039\_102, 039-012a, 039\_013a, 039\_14a, 039\_020a, 039\_021a, 039\_022a, Existing Section A-A 039\_030a, Existing Section B-B 039\_030a, 039\_040

039\_112b rev B, 039\_113e Rev E, 039\_114d rev D, 039\_120b rev B, 039\_121d rev D, 039\_122b rev B, 039\_130c rev C, 039\_130b rev B, 039\_140

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-

Design and Access Statement, Materials, 039\_150, 039\_001, 039\_102, 039-012a, 039\_013a, 039\_14a, 039\_020a, 039\_021a, 039\_022a, Existing Section A-A 039\_030a, Existing Section B-B 039\_030a, 039\_040

039\_112b rev B, 039\_113e Rev E, 039\_114d rev D, 039\_120b rev B, 039\_121d rev D, 039\_122b rev B, 039\_130c rev C, 039\_130b rev B, 039\_140

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.

#### Informative(s):

- 1 Reasons for granting permission.

Over the course of the application revised plans have been submitted, reducing the width of the rear dormer. The proposed rear dormer and terrace is to be widened from 1.9m to 2.4m, the depth of the terrace will be enlarged from 1.2m in depth to 1.8m, the height of the dormer will remain unchanged. The dormer would sit comfortably within the existing roof and reflects the varied roof forms within the surrounding area. The materials would match the main property and would be in keeping with the character of the area. The proposed new and replacement rooflights, would be appropriately placed and set flush within the roofslopes, in keeping with other similar rooflights in the street. The sash windows are proposed to be replaced like for like using timber and there have been no concerns raised with this replacement. Therefore the proposal is considered to preserve the character and appearance of the Belsize Park Conservation Area.

The proposed rear dormer window and front rooflight would not harm neighbouring amenity in terms of overlooking or loss of light.

The Belsize Park Conservation Area Advisory Committee (CAAC) raised an objection to the proposal and requested the dormer windows to be made from a timber material. The agent amended the design to address this concern and the Belsize Park CAAC have withdrawn their objection

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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

- 2 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.
- 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 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 centered on a light grey rectangular background.

Daniel Pope  
Chief Planning Officer