

Application ref: 2023/3088/P  
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Date: 13 September 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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WC1H 9JE

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Detailed Planning Ltd  
Detailed Planning Ltd  
Greenside House  
50 Station Road  
London  
N22 7DE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Ground Floor Flat**  
**56 Belsize Park**  
**London**  
**NW3 4EH**

Proposal:

Enlargement and replacement of rear doors and windows at ground floor level

Drawing Nos: Planning and Heritage Statement; Location Plan; 2251JW\_FUL: SH1 REVB; 2251JW\_FUL: SH2 REVB; 2251JW\_FUL: SH3 REVB; 2251JW\_FUL: SH4 REVB; 2251JW\_FUL: SH5 REVB; 2251JW\_FUL: SH6 REVB.

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: Planning and Heritage Statement; Location Plan;

2251JW\_FUL: SH1 REVB; 2251JW\_FUL: SH2 REVB; 2251JW\_FUL: SH3 REVB; 2251JW\_FUL: SH4 REVB; 2251JW\_FUL: SH5 REVB; 2251JW\_FUL: SH6 REVB.

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 alterations are for the replacement and enlargement of three existing rear doors at ground level with new double doors and glazing within an enlarged opening.

The proposed opening would be widened to remove non-original brickwork that does not match the rest of the building. The opening would also be increased in height so that it aligns with the doors and glazing at ground level on the same elevation. The replacement doors and windows would be constructed of white-painted timber and would resemble the adjacent double doors in terms of design and alignment. Although the glazing design differs slightly to the existing windows, it is considered that the replacement design is acceptable and still preserves the character of the Conservation area. The existing windows do not appear to be historic and the Belsize Conservation Area statement only states that window replacement will be resisted where it would entail the loss of timber sash windows, which this proposal does not.

The position of the works to the rear of the property means there is limited visibility from the public realm. The scale, design, and materials of the proposed opening, doors, and glazing are considered acceptable and would not harm the character and appearance of the host building or the wider conservation area.

Given the nature and location of the proposal, there would be no loss of privacy, sunlight, daylight, or outlook to neighbours. As such, it is not considered that there would be any harm to the amenity of occupiers or neighbouring occupiers.

The Belsize Conservation Area Advisory Committee made no objection to the proposal, and no other objections or comments were received. The planning history of the site and neighbouring sites has been taken into account when coming to this decision.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with Policies D1, D2, and A1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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



Daniel Pope  
Chief Planning Officer