

Application ref: 2023/2851/P
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Development Management
Regeneration and Planning
London Borough of Camden
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London
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Phone: 020 7974 4444

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www.camden.gov.uk/planning

XUL Architecture
33 Belsize Lane
London
NW3 5AS
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

8 Flat 1
Belsize Park Gardens
London
NW3 4LD

Proposal:

Alterations to and replacement of windows and doors, erection of low-level decorative railings at the bottom of the front bay window, install a new iron handrail on the existing external rear staircase, remove and replace the existing vent at the front elevation.

Drawing Nos: EX-01, rev P-00; EX-02, rev P-00; EX-03, rev P-00; EX-04, rev P-00; EX-05, rev P-00; PA-01, rev P-00; PA-02, P-00; PA-03, rev P-01; PA-04, rev P-00; PA-05, rev P-00; Conseration BOX SASH WINDOW Standard Specification, rev A, dated 03/06/2019; Conseration BOX SASH WINDOW Single Mullion Detail, rev A, dated 03/06/2019; Design and Access Statement prepared by XUL Architecture

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 EX-01, rev P-00; EX-02, rev P-00; EX-03, rev P-00; EX-04, rev P-00; EX-05, rev P-00; PA-01, rev P-00; PA-02, P-00; PA-03, rev P-01; PA-04, rev P-00; PA-05, rev P-00; Conservation BOX SASH WINDOW Standard Specification, rev A, dated 03/06/2019; Conservation BOX SASH WINDOW Single Mullion Detail, rev A, dated 03/06/2019; Design and Access Statement prepared by XUL Architecture

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 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 proposal involves alterations to the front and rear elevations of the existing upper ground floor of the semi-detached property, namely alterations to and replacement of windows, joinery and doors, and erection of low-level decorative railings at the base of the front bay window.

The replacement window units and joinery would generally appear as like-for-like, albeit a slight change to the thickness of the glazing to accommodate the double glazing, and the timber joinery would be sympathetic to the host building and wider conservation area.

The new decorative railings would be a minor feature of the bay window and would not obscure any of the glazing. The railings would add a sympathetic level of detail to the frontage, and would complement the existing decorative railings on the adjoining property at 10 Belsize Park Gardens. These types of decorative railings were possibly original to the building, having been popular on similar terraced properties from the mid to late nineteenth century.

The existing vent at the front elevation is very small and a diminutive feature of

the front elevation. The existing vent would either be reused or a replacement vent installed, at a slightly lower position than the existing vent, and not cause any discernible change to the front elevation as viewed from the street.

The proposed handrail at the rear elevation staircase would be constructed with materials sympathetic to the host building and have no adverse impact on the conservation area.

In summary, the works will not harm the character and appearance of the host building, streetscene and 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.

Given the nature and scale of the works, the proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy. To the rear, there are no changes to the existing balcony and therefore the provision of the new handrail would not result in any further amenity considerations to that of the existing situation.

No objections have been received. The Belsize Park Conservation Area Advisory Committee have no comment on the application. The site's history has been taken into account.

As such, the proposed development is in general accordance with policies A1, 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 2023.

- 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer