

Application ref: 2023/2966/P
Contact: Blythe Smith
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Date: 25 January 2024

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk
www.camden.gov.uk/planning

4D PLANNING
86-90 Paul Street
3rd Floor
London
EC2A 4NE
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

56 Flat 1st Floor
Belsize Park Gardens
London
NW3 4ND

Proposal:

Creation of front balcony over entrance portico with installation of iron railings and installation of iron railings on the existing rear balcony

Drawing Nos: Design and Access Statement, 4D-382 E00, 4D-382 E01, 4D-382 P01 Rev A, 4D-382 E02, 4D-382 E02 Rev A, 4D-382 E03, 4D-382 E03 Rev A

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, 4D-382 E00, 4D-382 E01, 4D-382 P01 Rev A, 4D-382 E02, 4D-382 E02 Rev A, 4D-382 E03, 4D-382 E03 Rev A

The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule [inset name or number of schedule of plans]

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.

The proposed creation of a balcony over the entrance portico and the rear balcony with installation of iron railings is considered acceptable in terms of scale, design and materials. The installation of the railings over the front entrance portico, would match a similar development to No. 31, approved under planning application ref: 2018/4045/P and No.35 under planning application ref: 2022/0557/P, which will bring consistency to the street scene.

The proposed railings are considered to fit in with the Victorian character of the host property and are similar in design to those approved under application ref: 2022/0557/P on the same street.

In respect to the proposed rear terrace which fronts to the rear gardens of surrounding residential properties, given the existing opening and view from this location, the creation of the small balcony terrace is not considered to have any significant negative impact on neighbouring residential amenity in terms of loss of light, outlook or privacy. Whilst it was considered that the proposed terrace would generate some overlooking impact on the neighbouring properties, officers do not consider these impacts would be significant enough to warrant a refusal considering the abundance of terraces currently in existence at neighbouring properties offering a similar outlook.

The proposal is considered to preserve the character and appearance of the host building, the street scene and the Belsize 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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Council Conservation officers were consulted on the scheme and raised no objections.

No objections have been received in relation to the proposed development prior to making this decision. The site's planning history has been taken into

account when coming to this decision.

As such, the proposed development is in general accordance with policies D1, D2 and A1 of the 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) 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 positioned in the upper left quadrant of the page. The signature is fluid and cursive.

Daniel Pope
Chief Planning Officer