

Application ref: 2023/3617/P
Contact: Ewan Campbell
Tel: 020 7974 5458
Email: Ewan.Campbell@camden.gov.uk
Date: 20 February 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

bere:architects
54A Newington Green
London
N16 9PX
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
8 Village Close
Belsize Lane
London
NW3 5AH

Proposal:

Construction of two storey side and rear extension with changes to front door and windows, and rear windows and external alterations.

Drawing Nos: 502.A.G11.E01-Demolition South East Elevation-Rev C, 502.A.G11.E02-Demolition South West Elevation-Rev D, 502.A.G11.E03-Demolition North West Elevation-Rev C, 502.A.G11.P00-Demolition Ground Floor Plan-Rev C, 502.A.G11.P01-Demolition First Floor Plan-Rev C, 502.A.G11.P02-Demolition Roof Plan-Rev C, 502.A.G11.S01-Demolition Section 01-Rev D, 502.A.G11.S02-Demolition Section 02-Rev C, 502.B3.G20.E01-Existing South East Elevation-Rev B, 502.B3.G20.E02-Existing South West Elevation-Rev B, 502.B3.G20.E03-Existing North West Elevation-Rev B, 502.B3.G20.P00-Existing Ground Floor Plan-Rev B, 502.B3.G20.P01-Existing First Floor Plan-Rev B, 502.B3.G20.P02-Existing Roof Plan-Rev B, 502.B3.G20.S01-Existing Section 01-Rev B, 502.B3.G20.S02-Existing Section 02-Rev B, 502-A.G20.P00-Rev H-PROPOSED GROUND FLOOR PLAN, 502-A.G20.E03-Rev H-PROPOSED NORTH WEST ELEVATION, 502-A.G20.E01-Rev H-PROPOSED SOUTH EAST ELEVATION, 502-A.G20.S03-Rev H-PROPOSED SECTION 03, 502-A.G20.S02-Rev H-PROPOSED SECTION 02, 502-A.G20.S01-Rev H-PROPOSED SECTION 01, 502-A.G20.P02-Rev H-PROPOSED ROOF PLAN, 502-A.G20.P01-Rev H-PROPOSED FIRST FLOOR PLAN, Planning Statement dated

August 2023 prepared by Allen Planning Ltd; Arboricultural Method Statement dated 17th August 2023 prepared by SJA Trees.

The Council has considered your application and decided to grant permission subject to the following condition(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

502.A.G11.E01-Demolition South East Elevation-Rev C, 502.A.G11.E02-Demolition South West Elevation-Rev D, 502.A.G11.E03-Demolition North West Elevation-Rev C, 502.A.G11.P00-Demolition Ground Floor Plan-Rev C, 502.A.G11.P01-Demolition First Floor Plan-Rev C, 502.A.G11.P02-Demolition Roof Plan-Rev C, 502.A.G11.S01-Demolition Section 01-Rev D, 502.A.G11.S02-Demolition Section 02-Rev C, 502.B3.G20.E01-Existing South East Elevation-Rev B, 502.B3.G20.E02-Existing South West Elevation-Rev B, 502.B3.G20.E03-Existing North West Elevation-Rev B, 502.B3.G20.P00-Existing Ground Floor Plan-Rev B, 502.B3.G20.P01-Existing First Floor Plan-Rev B, 502.B3.G20.P02-Existing Roof Plan-Rev B, 502.B3.G20.S01-Existing Section 01-Rev B, 502.B3.G20.S02-Existing Section 02-Rev B, 502-A.G20.P00-Rev H-PROPOSED GROUND FLOOR PLAN, 502-A.G20.E03-Rev H-PROPOSED NORTH WEST ELEVATION, 502-A.G20.E01-Rev H-PROPOSED SOUTH EAST ELEVATION, 502-A.G20.S03-Rev H-PROPOSED SECTION 03, 502-A.G20.S02-Rev H-PROPOSED SECTION 02, 502-A.G20.S01-Rev H-PROPOSED SECTION 01, 502-A.G20.P02-Rev H-PROPOSED ROOF PLAN, 502-A.G20.P01-Rev H-PROPOSED FIRST FLOOR PLAN, Planning Statement dated August 2023 prepared by Allen Planning Ltd; Arboricultural Method Statement dated 17th August 2023 prepared by SJA Trees.

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 if in CA] of the London Borough of Camden Local Plan 2017.

- 4 Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
 - i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used [for large areas of green roof add in : and showing a variation of substrate depth with peaks and troughs]

iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, CC4(major apps only), D1, D2(if CA or LB) and A3 of the London Borough of Camden Local Plan 2017.

- 5 The flat roof of the single storey rear extension approved under 2023/3617/P shall not be used as a roof terrace, sitting out area or other amenity space and only be accessed for maintenance purposes.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1 and D1 and D2 of the Camden Local Plan 2017

Informative(s):

- 1 Reasons for granting permission -

The two storey side/rear extension is appropriately scaled and designed sympathetically. The front building is recessed from the original building line and the proportions of each storey match the existing building. The extension does include a wraparound element to the rear however this still provides enough rear garden space and does not appear dominant in relation to the main dwelling house. The proposed green roof will soften its appearance and will be conditioned to ensure further details are secured.

In terms of the materials whilst altering the appearance of the front of the building, the material palette of timber and brick provides a continuation of the existing buildings on Village Close which are the same. The timber slats provide the elevation quality finish whilst also linking to the existing buildings.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the adjacent Conservation Area and its setting, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The side extension will be within the confines of the flank wall of the main building and no.9. The wrap around element will be below the existing boundary wall and means that any impact on amenity is not harmful or adverse. The extensions are also sufficiently far away no.7 and the neighbour no.12 Lyndhurst gardens to have any sort of amenity impact. A condition will be placed on the application to ensure the flat roof is not used as a roof terrace to mitigate privacy and overlooking issues.

The large front garden and relatively small plot means the construction impacts are likely to be low and a Construction Management Plan would be unnecessary and disproportionate.

No objections have been received prior to making this decision. The planning

history of the site has been taken into account when coming to this decision. As such, the proposed development is in general accordance with policies A1, T1, 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.

- 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 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.

- 4 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).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework.

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