

Application ref: 2023/3747/P  
Contact: Obote Hope  
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Date: 7 March 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Dalcour Maclaren  
4 Bredon Court  
Brockridge Road  
Tewkesbury  
GL20 6FF

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**11 Belsize Park**  
**London**  
**NW3 4ES**

Proposal:  
Installation of 1 no. new gas riser to the side elevation (retrospective).  
Drawing Nos: 23005457\_PLN\_EL\_1.2; 23005457\_PLN\_EL\_1.3;  
23005457\_PLN\_EL\_1.1; 23005457\_PLN\_SI\_4.1 and Design and Access Statement by  
Dalcour Maclaren dated September 2023.

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: 23005457\_PLN\_EL\_1.2; 23005457\_PLN\_EL\_1.3; 23005457\_PLN\_EL\_1.1; 23005457\_PLN\_SI\_4.1 and Design and Access

Statement by Dalcour Maclaren dated September 2023.

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.

Informative(s):

- 1 Reasons for granting permission:

The proposal involves the installation of external gas pipework to the flank (north) elevation of the host building. The installations are intended to support the provision of gas to the property and are required for the continued occupancy of the building. The pipework has been designed to be as non-impactful as possible whilst still ensuring access into the basement flat.

Only a limited amount of pipework is proposed to be installed at the front of the site in order to reduce the impact of the works on the public realm and the wider Belsize Park Conservation Area. The pipework will be installed to the flank elevation, on the rear half of this elevation and will run vertically up from lower-ground floor to first floor level. The works would offer limited views from the flank elevation given the existing waste pipes and the neighbouring site bay window. Therefore, the pipework to the flank elevation would not be unduly noticeable and it would not have an impact on the material appearance of the building. The works are considered necessary servicing for the safe functioning of the property, and the detailed design has ensured that there is minimal impact on the host building, the view from the public realm, and the wider conservation area.

In terms of amenity of neighbouring occupiers, the works are of minimal impact and there is no negative impact expected in terms of loss of light, outlook, or overlooking.

No objections were received prior to making this decision, including from the Belsize Conservation Area Advisory Committee who offer no comment. The planning history of the site 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 proposal is in general accordance with policies D1 and D2 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left quadrant of the page.

Daniel Pope  
Chief Planning Officer