

Application ref: 2024/0587/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Email: Sofie.Fieldsend@camden.gov.uk
Date: 19 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
www.camden.gov.uk/planning

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24
Chesham Road
Kingston
KT1 3AQ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
6 Belsize Road
London
NW6 4RD

Proposal: Erection of single storey ground rear extension

Drawing Nos:

Existing plans: ground floor plan; first floor plan; second floor plan rev.B; roof plan rev.B; elevations rev.B and section rev. B.

Proposed plans: ground floor plan rev.B; first floor plan rev.B; second floor plan rev.B; roof plan rev.B; elevations rev.C; section rev. B and side elevation rev.B.

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:

Existing plans: ground floor plan; first floor plan; second floor plan rev.B; roof plan rev.B; elevations rev.B and section rev. B.

Proposed plans: ground floor plan rev.B; first floor plan rev.B; second floor plan rev.B; roof plan rev.B; elevations rev.C; section rev. B and side elevation rev.B.

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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal is for a single storey rear extension at ground floor measuring 3.5m deep and 5.2m wide. It would stand at 3.7m to the pitch, with a 2.9m eaves height on each boundary. It would project 0.5m beyond the neighbouring extensions. The extension is considered to be subordinate in relation to the host property, retain sufficient garden space and are constructed of brick to match the existing with timber fenestration which is acceptable. Given its lower level and siting to the rear there would be no public views of the development. Overall, the proposal is acceptable in terms of siting, scale and detailed design. It is considered that the proposal would preserve the character and appearance of the host property, terrace and wider area.

As mentioned, the properties on either side of the site, which adjoin the site have built similar depth extensions but the proposal would extend 0.5m beyond them. Given this context and the modest additional depth it is not considered to harm their amenity. It is not considered that the development would have a detrimental impact on either adjoining neighbour in terms of loss of light, outlook, privacy or a sense of enclosure.

The site is located in a historically flooded street. The extension will serve an extended living/dining room and not create an additional bedroom at this level. The extension will be built where there is existing hard standing. Permeable paving and a soakaway are proposed which are acceptable and the development is not considered to raise additional flooding concerns.

No objections were received during the statutory consultation period. 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, D1, CC2 and CC3 of the Camden Local Plan 2017. The proposed development also accords with policies of 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 2023.

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