

Application ref: 2023/4430/P  
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Date: 26 February 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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WC1H 9JE

Phone: 020 7974 4444

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Pelican Architecture & Design  
192D Campden Hill Road  
Notting Hill  
London  
W8 7TH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**94 Belsize Road**  
**London**  
**NW6 4TG**

Proposal:  
Erection of a single storey lower ground rear extension with roof terrace.

Drawing Nos:  
Site Location Plan 7411/PL2/01; 7411/PL2/02; 7411/PL2/03; 7411/PL2/04;  
7411/PL2/05; 7411/PL2/06; 7411/PL2/07; 7411/PL2/08; 7411/PL2/10 RevA;  
7411/PL2/11 RevA; 7411/PL2/12 RevA; 7411/PL2/13 RevA; 7411/PL2/14 RevA.

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:

Site Location Plan 7411/PL2/01; 7411/PL2/02; 7411/PL2/03; 7411/PL2/04; 7411/PL2/05; 7411/PL2/06; 7411/PL2/07; 7411/PL2/08; 7411/PL2/10 RevA; 7411/PL2/11 RevA; 7411/PL2/12 RevA; 7411/PL2/13 RevA; 7411/PL2/14 RevA.

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 Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of 1st floor rear French windows (including jambs, head and cill) and external doors;

b) Details including section at 1:10 of metal balustrade railing (including fixture to the parapet);

c) Details including sections at 1:10 of terrace decking (including rooflight).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 No part of the roof of the extension hereby approved shall be used as a balcony, terrace, or for any other ancillary residential purposes and access to the roof shall be for maintenance purposes only, until such time as the balustrade railing has been installed.

Reason: In order to prevent overlooking and noise nuisance impacts on neighbouring premises in accordance with the requirements of Policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed extension with roof terrace, as revised, is considered acceptable in terms of scale, design, and materials, and would not appear as incongruous within the local rear garden setting of residential properties and character of the conservation area.

The proposed single storey rear extension has recently been granted consent under a previous application reference: 2023/0607/P, dated 12/04/2023. This new application seeks approval for an identically scaled and detailed single storey rear extension, with the addition of a roof terrace enclosed by metal railing.

The proposed flat roof extension is similar in scale to other additions at neighbouring properties, with a modest footprint which would remain subordinate to the main house. The extension shall be constructed of brickwork to match the existing, with new fenestration to the rear ground floor, namely; metal framed double doors with side lights, and a new timber framed sash window, as previously approved.

A new roof terrace would be created by installation of metal balustrade railing to the parapet of the new extension. The scale of the terrace has been reduced with the railing brought in to prevent overlooking or any harmful impact on privacy in relation to the semi-detached neighbouring property. To access the terrace, an existing rear first floor window shall be replaced with a double glazed timber framed French door and fanlight, within the existing opening with lowered sill.

Given the position of the host site, the alterations would have limited visibility from the public realm. There are no proposed alterations to the front of the property. The proposals are considered to be sensitive to the host site and surrounding context and would not harm the character and appearance of the wider conservation area.

The proposed scheme is not considered to give rise to any harmful impacts on neighbouring residential amenity in terms of loss of light, privacy, or outlook. The new terrace would provide views of existing rear gardens, but is not considered to be an uncommon arrangement and is not considered to be harmful. The reduction in scale of the terrace ensures there is no potential for intrusions on the privacy of the immediate neighbouring property. There is a substantial distance between the edge of the terrace and the nearest residential windows to the rear on Goldhurst Terrace, which is also obscured by mature trees. As such, the proposed development is considered acceptable in terms of residential amenity.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account.

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.

The proposed development is therefore in general accordance with Policies

A1, 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-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

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

Daniel Pope  
Chief Planning Officer