

Application ref: 2023/4894/P  
Contact: Fast Track GG  
Tel: 020 7974 4444  
Email: Geri.Gohin@Camden.gov.uk  
Date: 17 April 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)

Design Solutions  
561 Finchley Road  
London  
NW3 7BJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 2**  
**29 Belsize Park Gardens**  
**London**  
**NW3 4JH**

Proposal:

Replacement of existing single glazed windows and doors with double glazed ones, introduction of a metal balustrade to the rear doors and rear bow window extension. Drawing Nos: 000 Revision 00; 09 Revision 01; 10 Revision 01; 11 Revision 01; 12 Revision 01; Design and Access Statement dated 15th November 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: 000 Revision 00; 09 Revision 01; 10 Revision 01; 11

Revision 01; 12 Revision 01; Design and Access Statement dated 15th November 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The proposed replacement two windows at first floor level on the side elevation facing No. 27 Belsize Park Gardens (as shown on drawing No. 11 Revision 01 as "PW01" and "PW02"), hereby approved, shall be obscure-glazed below a height of 1.7m above the finished floor of the room in which the windows are installed.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 of the London Borough of Camden Local Plan 2017.

- 5 The flat roof of the upper ground floor extension hereby approved shall not be used as an amenity area.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

In the Belsize Conservation Area Appraisal, the buildings in Belsize Park Gardens are described as buildings which make a positive contribution to the Belsize Conservation Area: "features of Tidey villas are their curved glass bay windows at the rear."

The proposal seeks to replace existing timber/crittal windows and doors with double glazed timber windows and doors on the front, side and rear elevations. It is also proposed to introduce a metal balustrade to the rear doors on the upper ground floor and reintroduce the rear bow window extension.

In terms of the windows, the only design difference is that the proposed windows would be double glazed whilst the existing windows are single glazed. Also, the three non-original Crittal windows on the rear elevation at upper ground level and the one on the side elevation on the first floor would be replaced with timber and the side window would also revert to a sash window. The window and doors details and thickness of the frames are acceptable.

The metal balustrade would be painted black and in keeping with the host and

neighbouring buildings.

The re-introduction of the rear bow window extension is a welcome addition to the elevation and should be built in stucco to match neighbouring ones.

The windows, balustrade and bow window extension are therefore acceptable in terms of material, location and design.

Overall therefore, the proposal is considered to be sympathetic to the existing appearance of the host property in terms of design, location, size and materials, and would preserve the character and appearance of the building, streetscene and Belsize Conservation Area, and as such, is acceptable.

Due to the nature of the proposed works, they are not considered to result in harm to the amenity of neighbouring occupants. Nonetheless, a condition is included on this permission to ensure that the replacement of the windows on the side elevation have obscure glazing. This is to prevent overlooking of the windows located on the side elevation of No. 27 Belsize Park Gardens.

Furthermore, owing to the location of the bow extension from neighbouring windows, there are no concerns with regards to adverse impact on the outlook or daylight/sunlight of neighbouring properties. The bow extension is replacing existing windows and its position would not result in any change in relation to overlooking.

Another condition has been added to the permission with regard to the flat roof which should not be used as a roof terrace.

The site's planning and appeals history has been taken into account when coming to this decision. The Belsize CAAC supports the replacement of the curved rear bay and said that it is "laudable". Another support letter was received from a neighbour who commented that they are "in favour of projects like this to restore original features of these buildings."

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Belsize 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.

As such, the proposal is in general accordance with policies A1, CC1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021; and the provisions of 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



Daniel Pope  
Chief Planning Officer