

Application ref: 2023/0693/P  
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Date: 10 May 2024

**Development Management**  
Regeneration and Planning  
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WC1H 9JE

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

SM Planning  
80-83 Long Lane  
London  
EC1A 9ET

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**13 Belsize Crescent**  
**London**  
**NW3 5QY**

Proposal: Remodelling of dormer, fenestration alterations, replacement windows, installation of roof lights, solar panels, air source heat pumps and associated works.

Drawing Nos: Existing Plans: GA 100 - Site Location Plan - Rev A, GA 100 - Existing Lower Ground Floor Garden Plan - Rev A, GA 101 - Existing Lower Ground Floor Plan - Rev A, GA 102 - Upper Ground Floor Plan - Rev A, GA 103 - First Floor Plan Rev A, GA 104 - Second Floor Plan - Rev A, GA 105 - Third Floor Plan - Rev A  
GA 106 - Roof Plan - Rev A, GA 107 - Existing Rear Elevation - Rev C, GA 108 - Existing Front Elevation - Rev C, GA 200 - Existing Section A - Rev A, GA 201 - Existing Section B - Rev A.

Proposed Plans: GA 302 - Proposed Upper Ground Floor Plan - Rev P1, GA 303 - Proposed First Floor Plan - Rev P1, GA 304 - Proposed Second Floor Plan - Rev P1, GA 305 - Proposed Third Floor Plan - Rev P1, GA 306 - Proposed Roof Plan - Rev P1, GA 315 - Proposed Lower Ground Floor Garden Plan - Rev P1  
GA 404 - Proposed Section A - Rev A, GA 406 - Proposed Section B - Rev A  
GA 500 - Proposed Front Elevation - Rev C, GA 501 - Proposed Rear Elevation - Rev C.

Supporting Technical Documents: QF10856/PF7342/RP2C - Results of a 48 hour noise level survey carried out on the roof of the residential property located at 13 Belsize Crescent, London, NW3 and a report on the noise impact of the proposed new

external plant - Rev C, Photo Survey 2023, Design and Access Statement - dated 16th February 2023, Planning and Heritage Statement Letter - dated 31st March 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:

Existing Plans: GA 100 - Site Location Plan - Rev A, GA 100 - Existing Lower Ground Floor Garden Plan - Rev A, GA 101 - Existing Lower Ground Floor Plan - Rev A, GA 102 - Upper Ground Floor Plan - Rev A, GA 103 - First Floor Plan Rev A, GA 104 - Second Floor Plan - Rev A, GA 105 - Third Floor Plan - Rev A, GA 106 - Roof Plan - Rev A, GA 107 - Existing Rear Elevation - Rev C, GA 108 - Existing Front Elevation - Rev C, GA 200 - Existing Section A - Rev A, GA 201 - Existing Section B - Rev A.

Proposed Plans: GA 302 - Proposed Upper Ground Floor Plan - Rev P1, GA 303 - Proposed First Floor Plan - Rev P1, GA 304 - Proposed Second Floor Plan - Rev P1, GA 305 - Proposed Third Floor Plan - Rev P1, GA 306 - Proposed Roof Plan - Rev P1, GA 315 - Proposed Lower Ground Floor Garden Plan - Rev P1, GA 404 - Proposed Section A - Rev A, GA 406 - Proposed Section B - Rev A, GA 500 - Proposed Front Elevation - Rev C, GA 501 - Proposed Rear Elevation - Rev C.

Supporting Technical Documents: QF10856/PF7342/RP2C - Results of a 48 hour noise level survey carried out on the roof of the residential property located at 13 Belsize Crescent, London, NW3 and a report on the noise impact of the proposed new external plant - Rev C, Photo Survey 2023, Design and Access Statement - dated 16th February 2023, Planning and Heritage Statement Letter - dated 31st March 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 external noise level emitted from plant/equipment at the development hereby approved shall be lower than the typical existing background noise level

by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 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, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 7 The upper roof level, housing the ASHPs, solar panel array and biodiverse roof, hereby permitted shall not be used as a roof terrace or amenity space at any times. Access is restricted to necessary maintenance works only.

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

- 8 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 all windows (including jambs, head and cill);

b) Plan, elevation and section drawings, of the new balustrading a scale of 1:10;

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.

Informative(s):

- 1 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).
- 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](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 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer