

Application ref: 2024/0898/P
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Date: 20 May 2024

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London Borough of Camden
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PBARC LTD
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**31 Primrose Gardens
London
Camden
NW3 4UL**

Proposal:

Conversion of two flats into a single family dwelling, extension to entrance at basement level (within front lightwell), installation of a skylight at roof level, installation of full height glazed doors to rear elevation (lower ground level) and enlargement of existing rear dormer.

Drawing Nos: SIT001, PRS001, PRE001, PRE002, PRE003, PRP001, RPR002, PRP003, Planning Statement February 2024.

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 SIT001, PRS001, PRE001, PRE002, PRE003, PRP001, RPR002, PRP003, Planning Statement February 2024.

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.

Informative(s):

- 1 Reasons for granting permission:

31 Primrose Gardens is a five storey mid-terraced building comprising two flats on the western side of Primrose Gardens. The site is within the Belsize Park Conservation Area, it does not comprise a Listed building and there are no Listed buildings in the vicinity.

The application proposes the conversion of the two flats into a single family dwelling, extension to entrance at basement level (within front lightwell), the installation of a skylight at roof level, the installation of full height glazed doors to rear elevation (lower ground level) and enlargement of existing rear dormer.

The conversion of the two flats to a single dwellinghouse would comply with policy H3 ((p)rotectiong Existing Homes) because no residential floorspace would be lost and the proposal would not involve the loss of two or more homes.

The extension to the basement entrance at the front is acceptable due to its limited size, location below ground floor level and appropriate materials (white painted render with lead pitched roof). Primrose Gardens is characterised by a number of front and rear dormers and rooflights of various sizes and designs. These now form part of its character. The roof-top skylight would not be highly visible, it would be sufficiently sized and would not harm the appearance of the building in the streetscene or the character or appearance of the Conservation Area. The proposal to enlarge the existing rear dormer with matching tiled cheeks would be consistent with the full width rear dormers on neighbouring buildings, it would uphold the appearance of the terrace and would not detract from the character or appearance of the conservation area. The full height glazed doors to the rear elevation (lower ground level) would not be highly visible in the public domain and would not harm the character and appearance of the Conservation Area.

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

Given the nature, scale and location of proposed works, the proposal is not considered to harm neighbouring amenity in terms of loss of light, outlook, overlooking and privacy. The proposed extensions would not project any nearer to any neighbouring rooms or gardens and there would be no additional loss of privacy at any adjoining sites.

No objections were received prior to making this decision. 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 D1, D2 and A1 of the 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) 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.

- 5 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.


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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer