

Application ref: 2024/1589/P
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Date: 7 June 2024

Development Management
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London Borough of Camden
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Donald Shearer Architects
Unit 4, Scholars' House
Shottery Brook Office Park
Timothy's Bridge Rd
Stratford-upon-Avon
Warwickshire
CV37 9NR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**49 Belsize Lane
London
NW3 5AU**

Proposal: Alterations to rear of property, including: installation of rear rooflights, replacement of existing balcony balustrading, and insulating and rendering of rear facade (Retrospective).

Drawing Nos: Planning Statement (prepared by Donald Shearer Architects, dated 22/04/2024); 1680-BA-100; 1680-BA-101; 1637-BA-102; 1637-BA-103.

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:

Planning Statement (prepared by Donald Shearer Architects, dated 22/04/2024); 1680-BA-100; 1680-BA-101; 1637-BA-102; 1637-BA-103.

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:

The application relates to minor alterations to the existing building including the installation of two rooflights to the rear roofslope, the replacement of the existing balustrading, and the insulation and rendering of the rear façade. A roof extension at the site was previously approved (ref.2023/0341/P) and subsequently varied to raise the parapet and make changes to the rooflight configuration.

The two proposed rooflights would be sited to the rear slope and would be conservation style, sitting flush with the pitched roof. The rooflights would both be the same size, measuring approximately 0.5m by 1m, and would be acceptable additions that would sit appropriately in the roofslope and respect the context of the local area. The proposed balustrading would be black painted metal railings, replacing the previously approved glazed balustrading, which would be more suitable for the context of the conservation area. The proposed insulated render finish would improve the energy efficiency of the building without harming the character and appearance of the building or conservation area, and would be considered acceptable. Due to the positioning of all the proposed works at the rear of the building, there would be very limited visibility from the public realm. Overall, the proposed works are considered acceptable and would not have any adverse impact on the character and appearance of the host building or the Belsize Conservation Area.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Due to the nature of the works, there would not be considered to be any significant impact on the amenity of neighbouring occupiers, including in terms of loss of daylight and sunlight, privacy, outlook, or noise.

No objections were received prior to making this decision, and the Belsize Conservation Area Advisory Committee commented that they have no objection to the proposal. The site's planning history has been taken into

account when coming to this decision.

As such, the proposal is 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) 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 quadrant of the page.

Daniel Pope
Chief Planning Officer