

Application ref: 2024/0896/P
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Date: 18 June 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Phone: 020 7974 4444

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Planning Potential Ltd.
Magdalen House
148 Tooley Street
London
SE1 2TU
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
38 Belsize Avenue
London
Camden
NW3 4AH

Proposal:
Conversion of two flats into a single family dwelling house.

Drawing Nos: Cover Letter 05 March 2024, Location Plan 05-Mar-2024, Fire Strategy, BA 01, BA 02, BA 03, BA 04.

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 Cover Letter 05 March 2024, Location Plan 05-Mar-

2024, Fire Strategy, BA 01, BA 02, BA 03, BA 04.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reasons for granting permission.

The application site comprises a 3-storey mid-terrace property located on the southeastern side of Belsize Avenue. The site is within the Belsize Park conservation area, and no listed buildings are affected.

The applicant is seeking permission for the conversion of two flats into a single-family dwelling. It is noted that permission was granted on 19/09/2012, under reference 2012/3751/P for conversion of ground - first floor maisonette and second floor flat into a single dwelling (Class C3).

Policy H3 seeks to resist development that would involve the net loss of two or more homes (from individual or cumulative proposals), unless they enable sub-standard units to be enlarged to meet residential space standards. In this instance, the proposal would involve the net loss of two homes through cumulative proposals (2012/3751/P), however in this instance, the existing flat at lower ground floor level comprises 35m², which is less than the nationally described space requirement for a 1 bed. The standard of accommodation of the proposed single-family dwelling is considered acceptable. No external alterations are proposed.

No objections have been received prior to making this decision. The CAAC responded stating that they have no comment on this application. 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 policy H3 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Frameworks 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 2023.

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