

Application ref: 2024/2405/P
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Date: 18 July 2024

Development Management
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Kasia Whitfield Design
90A Fellows Road
Belsize Park
London
NW3 3JG
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

Flat 1
9 Belsize Square
London
NW3 4HT

Proposal:

Variation of condition 3 (approved drawings) of planning permission 2018/2977/P dated 08/04/2019 for 'Erection of a lower ground floor single storey rear extension', namely to change facing materials from zinc cladding to white painted render.

Drawing Nos:

As approved: BS9/2 PP02 Rev A; BS9/2 PP03 Rev A.

As proposed: BS9/3 PP02 Rev B (rear elevation as constructed); BS9/3 PP03 Rev A (side elevations as constructed).

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 no later than the end of three years from the date of the original planning permission ref. 2018/2977/P dated 09/04/2019.

Reason: To comply with the provisions of Sections 73 and 91 of the Town and Country Planning Act 1990 (as amended).

- 2 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved drawings:

Location plan, EX01-100, EX01-50, EX02, EX03, EX04, PP01-100 Rev A, PP01-50 Rev A, PP02 Rev B (rear elevation as constructed), PP03 Rev A (side elevations as constructed), PP04 Rev A, PP05 Rev A.

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

- 4 The green roof on the extension shall be permanently retained in accordance with the approved details under 2023/2090/P approved on 04/07/2023 (Details of green roof as required by condition 4 of planning permission 2018/2977/P dated 09/04/19 for erection of a lower ground floor single storey rear extension to the existing self-contained flat).

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies D1, D2, and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

Planning permission 2018/2977/P was granted on 09/04/2019 for 'Erection of a single storey rear extension to the lower ground floor flat'. The application drawings and Design & Access Statement indicated that the walls of the proposed extension would be 'zinc clad'.

Since the planning permission was granted, the ownership of the property has changed. The current owners, who carried out the building works to erect the extension, wish to change the external finish of the walls to render painted white.

The building's existing rear bow bay window (and others along the road) has a white rendered material treatment. The use of this finish on the extension would therefore match with the existing character of the dwelling. While the use of a zinc cladding would have aided in delineating the new works from the bulk of the host building, it is considered that the applied white render would not cause harm to the character and appearance of the Belsize Park Conservation Area and as such the variation can be accepted.

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

Due to the nature of the proposed change, it is not expected that the amendment would introduce any new amenity impacts.

No letters of objection have been received as a result of statutory consultation on the application. The planning history of the site and the neighbouring sites have been taken into account in the assessment of the application.

As such, the proposed development 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 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

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

Daniel Pope
Chief Planning Officer