

Application ref: 2024/1759/L
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Date: 6 August 2024

Development Management
Regeneration and Planning
London Borough of Camden
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London
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DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
34 Belsize Lane
London
NW3 5AE

Proposal:

Erection of a first-floor extension with green/sedum roof and photovoltaic panels, comprehensive structural and restoration works throughout, internal alterations including opening up the kitchen to living room, new bathrooms, new glazed window/doors to garden from southern studio, landscaping works, three areas of green roof to the existing main roof, mechanical ventilation heat recovery and ASHP units.

Drawing Nos: Location Plan 245-S3-000 rev A, Block Plan 245-S3-001 rev A, Existing Ground Floor Plan 245-S3-002, Existing Roof Plan 245-S3-003, Existing East Elevation 245-S3-010, Existing North Elevation 245-S3-011, Existing Section AA 245-S3-020, Existing Section BB 245-S3-021, Existing Section CC 245-S3-022, Demolition Plan - Ground Floor Plan 245-S3-202 rev B, Demolition Roof Plan 245-S3-203, Demolition East Elevation 245-S3-210, Demolition North Elevation 245-S3-211, Demolition Section AA 245-S3-220, Demolition Section BB 245-S3-221, Demolition Section CC 245-S3-222, Proposed Ground Floor Plan 245-S3-101 rev E, Proposed First Floor Plan 245-S3-102 rev D, Proposed Roof Plan 45-S3-103 rev D, Proposed Section AA 245-S3-120 rev B, Proposed Section BB 245-S3-121 rev A, Proposed Section CC 245-S3-122 rev A, 34 Belsize Lane Design and Access Statement rev A by EBBA dated May 2024, Heritage and Townscape Statement by Jon Lowe Heritage dated March 2024 ref 00567 v.3, Structural Report 2230268 rev P02 dated 22/03/24 by Elliott Wood, BS5837:2012 Arboricultural Impact Assessment and Method Statement

by Tamla Tree Consulting Arborists dated March 2024 ref. 0403Rrv2, Environmental Noise Survey Report & Plant Noise Impact Assessment QA24091/PNIA dated 26 March 202 ref QA24091/PNIA, Internal Elevation - Kitchen RM 00.02 245-S4-301, Photographic Survey of Types of Damages 245-PL-300, Joinery / Doors / Shutters: Existing Plan 245-PL-100, Joinery / Doors / Shutters: Proposed Plan 245-PL-101, EJ0.01 - ED0.05, ED0.06, ED0.07 245-PL-200, XD0.01 245-PL-201, EJ0.02 - EJ0.03 245-PL-202 rev A, ES0.01, ES0.02, ES0.03, ES0.04, ES0.05, ES0.06 - XD0.02, XD0.03, XD0.04 245-PL-203, EJ0.05 - ED0.10 245-PL-204, EJ0.06 245-PL-205, EJ0.07, EJ0.08, EJ0.09- ED0.14 245-PL-206, EJ0.10 245-PL-207, EJ0.11, EJ0.12 245-PL-208, EJ0.13 - ES0.07 245-PL-209.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

Location Plan 245-S3-000 rev A, Block Plan 245-S3-001 rev A, Existing Ground Floor Plan 245-S3-002, Existing Roof Plan 245-S3-003, Existing East Elevation 245-S3-010, Existing North Elevation 245-S3-011, Existing Section AA 245-S3-020, Existing Section BB 245-S3-021, Existing Section CC 245-S3-022, Demolition Plan - Ground Floor Plan 245-S3-202 rev B, Demolition Roof Plan 245-S3-203, Demolition East Elevation 245-S3-210, Demolition North Elevation 245-S3-211, Demolition Section AA 245-S3-220, Demolition Section BB 245-S3-221, Demolition Section CC 245-S3-222, Proposed Ground Floor Plan 245-S3-101 rev E, Proposed First Floor Plan 245-S3-102 rev D, Proposed Roof Plan 45-S3-103 rev D, Proposed Section AA 245-S3-120 rev B, Proposed Section BB 245-S3-121 rev A, Proposed Section CC 245-S3-122 rev A, 34 Belsize Lane Design and Access Statement rev A by EBBA dated May 2024, Heritage and Townscape Statement by Jon Lowe Heritage dated March 2024 ref 00567 v.3, Structural Report 2230268 rev P02 dated 22/03/24 by Elliott Wood, BS5837:2012 Arboricultural Impact Assessment and Method Statement by Tamla Tree Consulting Arborists dated March 2024 ref. 0403Rrv2, Environmental Noise Survey Report & Plant Noise Impact Assessment QA24091/PNIA dated 26 March 202 ref QA24091/PNIA, Internal Elevation - Kitchen RM 00.02 245-S4-301, Photographic Survey of Types of Damages 245-PL-300, Joinery / Doors / Shutters: Existing Plan 245-PL-100, Joinery / Doors / Shutters: Proposed Plan 245-PL-101, EJ0.01 - ED0.05, ED0.06, ED0.07 245-PL-200, XD0.01 245-PL-201, EJ0.02 - EJ0.03 245-PL-202 rev A, ES0.01, ES0.02, ES0.03, ES0.04, ES0.05, ES0.06 - XD0.02, XD0.03, XD0.04 245-PL-203, EJ0.05 - ED0.10 245-PL-204, EJ0.06 245-PL-205, EJ0.07, EJ0.08, EJ0.09- ED0.14 245-PL-206, EJ0.10 245-PL-207, EJ0.11, EJ0.12 245-PL-208, EJ0.13 - ES0.07 245-PL-209.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Any replacement fabric hereby approved must be replaced like-for-like. As much original fabric to be restored and retained as possible.

Reason: To secure the enhancement to the heritage asset arising from the proposals in accordance with policy D2 of the London Borough of Camden Local Plan 2017.

- 5 No works shall commence on site until:

a) the interior and exterior of have been subject to a programme of historic building recording in accordance with Historic England's level 2 by a competent practitioner, and

b) the completed historic building recording (Level 2) has been submitted to and approved by the local planning authority.

Reason: To secure the enhancement to the heritage asset arising from the proposals in accordance with policy D2 of the London Borough of Camden Local Plan 2017 and paragraph 211 of the NPPF 2023.

- 6 The building shall not be occupied until the ground floor restoration has been completed and carried out in accordance with the approved drawings and details, and compliance has been confirmed in writing by the local planning authority.

Reason: To secure the enhancement to the heritage asset arising from the proposals in accordance with policy D2 of the London Borough of Camden Local Plan 2017.

- 7 Prior to removal of any timber joinery, drawings should be provided showing the existing kitchen elevations with units/drawers and proposed drawings showing relocation of these units either in the kitchen or in the kitchenette.

Reason: To secure the enhancement to the heritage asset arising from the proposals in accordance with policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 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) 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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer