

Application ref: 2024/4779/P
Contact: Matthew Kitchener
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Date: 10 December 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Rooms Outdoor
6th Floor 2 London Wall Place
London
EC2Y 5AU
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
26 Belsize Park Gardens
London
Camden
NW3 4LH

Proposal:

Retrospective application for retention of a recreational outbuilding.

Drawing Nos: C32948A Rev 0, C32948B Rev 0, C32948C Rev 0, C32948D Rev 0,
C32948D Rev 0, Location Plan 1:1250.

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: C32948A Rev 0, C32948B Rev 0, C32948C Rev 0,

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

Informative(s):

1 Reasons for granting permission.

The application property is a ground floor flat situated within a three-storey plus basement building situated within the Belsize conservation area, it is not listed. The proposal involves the retention of a single storey garden room in the rear garden. The building measures approximately 2.9m wide, 2.75m deep and 2.5m high. It is open on two sides and creates a covered outdoor decked seating area. It is finished in timber cladding painted black, with an established sedum roof and is located against the rear boundary of the garden.

The design is considered subordinate in terms of scale and positioning at the foot of a substantial rear garden. It is considered that the materials and finish proposed are appropriate for the project and respect its context, within the rear garden of a property within the conservation area and therefore the proposal complies with policy D1 and D2 of the Camden Local Plan.

The property benefits from established planting in the garden of the property to the rear of the application site. The works undertaken did not result in the damage or loss to this and therefore the proposal complies with policy A3 of the Camden Local Plan.

Due to the nature, size and design of the garden room, it is considered that the proposal does not result in any undue harm to the amenities of neighbouring occupiers and the visual amenity of the conservation area and complies with policy A1 of the Camden Local Plan.

No letters of objection from neighbouring properties were received. The Belsize CAAC and were consulted and registered a "no comment".

The planning history of the site and surrounding area were taken into account when coming to this decision.

The proposed garden room preserves the character and setting of the host building and the character and appearance of this part of the Belsize Conservation Area and does not impact on the residential or visual amenity of the surrounding area. As such, the proposals are considered to accord with the requirements of Policies A1, A3, D1, and D2 of the Camden Local Plan as well as the aims and objectives of the Belsize Conservation Area Appraisal and Management Strategy 2003. It is therefore recommended that planning permission be granted subject to conditions.

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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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