

Application ref: 2024/4791/P
Contact: Fast Track GG
Tel: 020 7974 4444
Email: Geri.Gohin@Camden.gov.uk
Date: 17 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

Oliver Perceval Architects Ltd
Holly Tree House
Shepherds Hill
Colemans Hatch
Hartfield
TN7 4HN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

5 Belsize Court Garages
Belsize Lane
London
NW3 5AJ

Proposal:

Replacement of two existing front dormers with three new dormers, replacement of front ground floor barn doors with sliding doors and replacement of existing timber window with new metal door to the existing roof terrace.

Drawing Nos: HB.001; HB.002A; HB.003; HB.004; HB.005; HB.006A; HB.007A;
HB.008A; HB.009; HB.010A; HB.011A; HB.012A; HB.013; HB.014; HB.500; HB.501;
Design and Access Statement dated 30th October and revised on 12th December
2024 (x 3 pages).

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: HB.001; HB.002A; HB.003; HB.004; HB.005; HB.006A; HB.007A; HB.008A; HB.009; HB.010A; HB.011A; HB.012A; HB.013; HB.014; HB.500; HB.501; Design and Access Statement dated 30th October and revised on 12th December 2024 (x 3 pages).

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 host building is part of an attractive group of mews buildings which are noted as being positive contributors to the Belsize Conservation Area. The Conservation Area Appraisal adopted in 2003 states that Belsize Court Garages were built in around 1880 as livery stables and many retain original features such as garage doors, sash windows, and a door at first floor to No. 6.

The proposal was amended during the course of the application to omit the Juliet balconies to the proposed three new dormers. The size of the dormers was also reduced in terms of its length and width as the originally proposed ones dominated the roof area. Their width would now approximately match those at No. 3 whereas their length would be slightly smaller.

Another revision was received regarding the replacement of the front ground floor barn doors as three of the four doors were originally proposed to slide and stack. It was considered that, with having three doors opened, the appearance of the building would significantly change. It is now proposed that only the two central doors would slide open sideways which better preserves the character of the building and mews. The window panes which form part of the doors would be restored with thin glazing bars. The historic hinges would also be refurbished.

The proposal also includes the replacement of a white painted fixed timber window with a new aluminium door to the existing roof terrace. This is considered acceptable as this part of the building is a modern addition which was granted planning permission in 2006 (2006/2722/P).

The proposed replacement barn doors would match as closely as possible the existing doors in terms of materials, frame sizes, design, and proportions.

There are no amenity concerns to neighbouring properties given the proposal would replace existing building features and fenestration.

The site's planning and appeals history has been taken into account when coming to this decision. Two comments were received from the Belsize Society and the Belsize Conservation Area Advisory Committee about the size, position and design of the dormers as well as the proposed replacement of the barn doors. This has been addressed separately in the consultation summary.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Belsize Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

As such, the proposal is in general accordance with policies A1, CC1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021; and the provisions of the National Planning Policy Framework 2024.

- 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-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', written in a cursive style.

Daniel Pope
Chief Planning Officer