

Application ref: 2023/3551/P
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Date: 28 January 2025

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

atelier eura ltd
9 Bowmore Walk
LONDON
NW1 9XY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

58-59 Hillfield Court
Belsize Avenue
London
NW3 4BG

Proposal:

Change of use from 1 single dwelling into 2 separate flats (reinstatement of 1x 1bed and 1 x 2bed flats) Class C3.

Drawing Nos: Site Location Plan 2214-A-PL-00, 11-Rev1, 12- Rev1, 13-Rev1, 14-Rev1, 15Rev-1, Design and Access Statement (Atelier EURA).

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: Site Location Plan 2214-A-PL-00, 11-Rev1, 12-Rev1, 13-Rev1, 14-Rev1, 15Rev-1, Design and Access Statement (Atelier EURA).

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 property was amalgamated into a single dwelling from two flats during the mid-20th century and has been in use as such since then. The applicant proposes re-instatement of two separate residential units. The only physical works proposed as part of this application, involves the re-instatement of a solid partition. There are no external works proposed. The existing property retains dual access from its former use as separate flats, and these doors would be re-utilised as individual front doors to each property.

Given the host property had formally been two separate residential dwellings, the proposed alteration to re-instate these as individual flats is considered acceptable. Both properties would meet the minimum space standards. Apartment 58 would become a 1 bedroom flat, with a floor area of 57sqm. Apartment 59 would become a 2 bedroom flat, with a floor area of 126 sqm. Class C3 residential use would continue to apply to both properties. Each new property would continue to use existing waste and cycle storage arrangements in place at the host block.

Given the nature of the proposed works, the development is not considered to have any harmful impact on neighbouring residential occupiers in terms of adverse impacts on amenity.

One new unit would be secured as car-free, which would be secured by Section 106 agreement.

The Belsize Conservation Area Advisory Committee responded to consultation to support the scheme.

No objections were received prior to the determination of this application. The site planning history has been taken into account during the assessment.

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

As such, the proposed development is in general accordance with policies A1, CC5, D1, D2, H1, H7, T1, and T2 of the 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 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

A handwritten signature in black ink, appearing to read 'DP', is positioned above the typed name.

Daniel Pope
Chief Planning Officer