

Application ref: 2024/4980/P
Contact: Ewan Campbell
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Date: 13 February 2025

Development Management
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SM Planning
80-83 Long Lane
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EC1A 9ET

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:

**13 Belsize Crescent
London
NW3 5QY**

Proposal:

Variation of condition 2 (Approved Drawings) and Removal of condition 5 (Tree Protection) of planning permission ref 2023/0692/P dated 24/07/2024 for 'Basement excavation, installation of external platform lift, reconfiguration of external staircase, reinstatement of stair balustrade and front boundary treatment to match original, replacement windows, installation of bi folding doors, hard and soft landscaping and associated works.' changes include Arboricultural report to be removed from drawings and Removal of condition is due to land contamination

Drawing Nos: Superseded plans: None

Existing Plans: GA 100 - Site Location Plan - Rev A, GA 100 - Existing Lower Ground Floor Garden Plan - Rev A, GA 101 - Existing Lower Ground Floor Plan - Rev A, GA 102 - Upper Ground Floor Plan - Rev A, GA 103 - First Floor Plan Rev A, GA 104 - Second Floor Plan - Rev A, GA 105 - Third Floor Plan - Rev A GA 106 - Roof Plan - Rev A, GA 107 - Existing Rear Elevation - Rev C, GA 108 - Existing Front Elevation - Rev C, GA 200 - Existing Section A - Rev A, GA 201 - Existing Section B - Rev A.

Proposed Plans: GA 309 - Proposed Upper Ground Floor Plan - Rev P1, GA 313 - Proposed Rear Elevation - Rev C, GA 314 - Proposed Front Elevation - Rev C GA 317 - Proposed Basement Floor Plan - Rev P1, GA 319 - Proposed Lower Ground Floor

Plan - Rev P1, GA 400 - Proposed Section A - Rev A GA 402 - Proposed Section B - Rev A.

Supporting Technical Documents: 24022-A2SI-XX-XX-RP-Y-0003-00 - Interpretive Report - Rev 00, 24022-A2SI-XX-XX-RP-X-0001-01 - Factual Report - Rev 02, 24022-2 A2SI-XX-XX-RP-Y-0005-04 - Basement Impact Assessment - Rev 04, 24022-A2SI-XXXX-TN-Y-0002-00 - Covering Note to Basement Impact Assessment - Rev 01, Photo Survey 2023, Design and Access Statement - dated 16th February 2023, Planning and Heritage Statement Letter - dated 16th February 2023

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 2023/0692/P dated 24/07/2024

Reason: To comply with the provisions of Sections 73 and 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:

Existing Plans: GA 100 - Site Location Plan - Rev A, GA 100 - Existing Lower Ground Floor Garden Plan - Rev A, GA 101 - Existing Lower Ground Floor Plan - Rev A, GA 102 - Upper Ground Floor Plan - Rev A, GA 103 - First Floor Plan Rev A, GA 104 - Second Floor Plan - Rev A, GA 105 - Third Floor Plan - Rev A, GA 106 - Roof Plan - Rev A, GA 107 - Existing Rear Elevation - Rev C, GA 108 - Existing Front Elevation - Rev C, GA 200 - Existing Section A - Rev A, GA 201 - Existing Section B - Rev A.

Proposed Plans: GA 309 - Proposed Upper Ground Floor Plan - Rev P1, GA 313 - Proposed Rear Elevation - Rev C, GA 314 - Proposed Front Elevation - Rev C, GA 317 - Proposed Basement Floor Plan - Rev P1, GA 319 - Proposed Lower Ground Floor Plan - Rev P1, GA 400 - Proposed Section A - Rev A, GA 402 - Proposed Section B - Rev A.

Supporting Technical Documents: 24022-A2SI-XX-XX-RP-Y-0003-00 - Interpretive Report - Rev 00, 24022-A2SI-XX-XX-RP-X-0001-01 - Factual Report - Rev 02, 24022-A2SI-XX-XX-RP-Y-0005-04 - Basement Impact Assessment - Rev 04, 24022-A2SI-XX-XX-TN-Y-0002-00 - Covering Note to Basement Impact Assessment - Rev 01, Photo Survey 2023, Design and Access Statement - dated 16th February 2023, Planning and Heritage Statement Letter - dated 16th February 2023.

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.

- 4 Details of the suitably qualified chartered engineer with membership of the appropriate professional body who has been appointed to inspect, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration shall be in accordance with the details previously approved under planning reference 2024/3219/P dated 20/08/2024. Should the appointed suitably qualified chartered engineer details change, the details of the newly appointed engineer shall be submitted to and approved in writing by the Local Planning Authority forthwith.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 5 This condition has intentionally been left blank
- 6 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:
 - a) Details including sections at 1:10 of the platform lift, railing and gates;
 - b) Plan, elevation and section drawings, of the front lightwell at a scale of 1:10;
 - c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission.

The proposed amendments include removing Condition 5 which secured further details in relation to tree protection details established under planning permission reference planning ref 2023/0692/P, dated 24/07/2024.

Consent has previously been given to remove trees on site, due to

contaminated land issues, which the condition sought to protect. In consultation with the Tree Officer, they confirmed that there are no tree constraints on site currently and therefore supported the removal of this condition.

The proposed amendments are not considered to introduce new amenity impacts by way of loss of outlook, daylight or privacy or daylight/sunlight.

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.

One objection has been received prior to making this decision and is responded to within the supporting consultation summary. The Belsize CAAC have confirmed they have no comments. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A2 and A3 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2024.

- 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.

- 4 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).

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 'DPope', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer