

Application ref: 2025/1377/P
Contact: Sarah White
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Date: 29 May 2025

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

David Joseph Consulting
26 Clyde Terrace
London
SE23 3BA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat B
2nd Floor Rear and 3rd Floor
4 Belsize Grove
London
NW3 4UN

Proposal: Enlargement of existing side and rear dormers, creation of a rear roof terrace, enlargement of front roof terrace, and insertion of rooflights to the side and rear roofslopes.

Drawing Nos: 5657-100 Rev A; 5657-101 Rev B; 5657-102 Rev B; 5657-103 Rev A; 5657-104 Rev B; 5657-105 Rev A; 5657-106 Rev A; 5657-107 Rev B; 5657-108; 5657-109 Rev B; Design, Access and Heritage Statement (David Joseph Consulting, 18 March 2025).

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:

5657-100 Rev A; 5657-101 Rev B; 5657-102 Rev B; 5657-103 Rev A; 5657-104 Rev B; 5657-105 Rev A; 5657-106 Rev A; 5657-107 Rev B; 5657-108; 5657-109 Rev B; Design, Access and Heritage Statement (David Joseph Consulting, 18 March 2025).

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 The dormer windows on the side elevation, as labelled on drawing 5657-104 Rev B, shall be fitted with obscure glass below 1.7m, be non-opening, and the windows shall be retained as such for the duration of the development.

Reason: To prevent unreasonable overlooking of neighbouring premises in accordance with policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission;

The application site is located on the corner of Belsize Grove and Belsize Park Gardens and comprises a four-storey plus roof space semi-detached property which has been divided into flats. The property makes a positive contribution to the Belsize Conservation Area and is not listed.

The application seeks permission for the enlargement of existing side and rear dormers, creation of a rear roof terrace, enlargement of front roof terrace, and insertion of rooflights to the side and rear roofslopes. It is noted that the proposal has been amended since the original permission to remove glazing from the dormer cheeks, remove the glazed privacy screens, reduce the size of the rear dormer, reduce the number of side elevation roof lights, and amend the fenestration pattern of the dormers to increase the void to solid ratios.

On the front elevation, the existing front dormer would be slightly reduced in depth to increase the size of the front roof terrace, and the existing windows/door would be replaced with slimline double glazed timber units. These changes are supported, noting that front dormers with terraces are a prominent feature within the surrounding streetscape.

On the side elevation, the existing dormers would be enlarged and one additional rooflight would be inserted towards the front of the elevation. The

dormers would be of an appropriate scale, maintaining a subordinate relationship with the host roof slope. The proportion of glazing would be greater than the solid areas, and the dormer cheeks would comprise lead cladding, with timber double glazed windows, resulting in a suitably designed and complimentary additions to the roof slopes.

On the rear elevation, the two existing dormers would be replaced with one larger dormer with a roof terrace, and a roof light would be inserted. The proposed rear dormer would be appropriately scaled and sited, set down from the ridgeline and set up from the eaves, maintaining a subordinate relationship with the host roof slopes. The proportion of glazing would be greater than the solid areas, and the dormer cheeks would comprise lead cladding, with timber double glazed windows, again resulting in a suitably designed and complimentary addition to the roof slope. There is no objection to the inclusion of a rear terrace with metal railings, which are a common feature of properties along the street.

The addition of small rooflights to the side and rear elevations is not uncharacteristic of the surrounding area. The proposed rooflights would be a conservation style rooflights, set flush with the roof slope and no objection is raised to their inclusion.

Overall, the proposal would preserve character and appearance of the Belsize Conservation Area and host property. The Council has had special regard to the desirability of preserving the character and appearance of the Conservation Area.

The proposal would not result in adverse harm to the amenity of neighbouring properties. The enlarged front terrace would not provide any additional sightlines beyond those already available from the existing terrace. The side elevation dormer windows would be fixed obscure glazing below 1.7m, thus protecting the privacy of the neighbouring occupants and this has been secured via condition. The enlarged rear dormer and proposed rear roof terrace would not provide any new sightlines into adjoining properties. Additionally, proposed roof lights would not cause harm to neighbouring amenity.

- 2 One objection was received from the Belsize Conservation Area Advisory Committee noting that the dormers should have solid cheeks, unbroken by windows, and the divisions in the double glazing should be no thicker than for single glazing. The proposal was revised to include solid dormer cheeks and slimline double glazing. The CAAC have since withdrawn their objection, noting that the amendments to the scheme have now addressed their previous concerns.

No other objections were received following statutory consultation. The site's planning history has been taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021, and the National Planning Policy Framework 2024.

- 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 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).
- 5 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.

- 6 Biodiversity Net Gain (BNG) Informative (1/2):
The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold.

++ Summary of transitional arrangements and exemptions for biodiversity gain

condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
 - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
 - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
 - The application is a Householder Application.
 - It is for development of a "Biodiversity Gain Site".
 - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
 - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

7 Biodiversity Net Gain (BNG) Informative (2/2):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990
If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country

Planning) (Modifications and Amendments) (England) Regulations 2024.

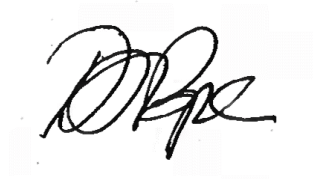
In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the 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 printed name and title of the signatory.

Daniel Pope
Chief Planning Officer