

Mr Halit Ertas
Northpoint Planning & Licensing
Services
8 Risborough Close
Muswell Hill
London
N10 3PL

Application Ref: **2012/6685/P**
Please ask for: **Christopher Heather**
Telephone: 020 7974 **1344**

13 February 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
**Garden Flat Rear
61 Belsize Park Gardens
London
NW3 4JN**

Proposal:
Erection of a single storey rear extension to existing residential flat (C3), installation of glazed window to side elevation, and replacement of existing windows.

Drawing Nos: Site location plan; NPDEC12-005 Revised on 7/2/13; NPDEC12-006 Revised on 7/2/13; NPDEC12-007 Revised on 7/2/13; NPDEC12-008 Revised on 7/2/13; NPDEC12-009 Revised on 7/2/13.

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 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 if in CA of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan; NPDEC12-005 Revised on 7/2/13; NPDEC12-006 Revised on 7/2/13; NPDEC12-007 Revised on 7/2/13; NPDEC12-008 Revised on 7/2/13; NPDEC12-009 Revised on 7/2/13.

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

- 4 The window on the side elevation hereby approved shall be obscurely glazed and maintained as such thereafter.

Reason: To protect the amenity of the occupiers at 59 Belsize Park Gardens, and to accord with policies CS5 of the Camden Core Strategy and DP26 of the Camden Development Policies

- 5 The flat roof of the rear extension shall not be used as outdoor amenity space.

Reason: In the interest of neighbour amenity and preventing privacy and overlooking impacts of windows and outdoor amenity space in accordance with policies CS5, CS9 and DP26

- 6 Notwithstanding the approved drawing NPDEC12-006 the transoms and mullions of the window to the rear of the ground floor extension shall match in thickness and appearance those on the window to be removed at ground floor level.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 if in CA of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the

London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 3 Reasons for granting permission

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 (Distribution of growth), CS4 (Areas of more limited change), CS5 (Managing the impact of growth and development), CS6 (Providing quality homes), and CS14 (Promoting high quality places and conserving our heritage) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP5 (Homes of different sizes), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), and DP26 (Managing the impact of development on occupiers and neighbours). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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