

Mrs Amanda Li Hope  
Sanya Polescuk Architects  
8a Baynes Mews  
London  
NW3 5BH

Application Ref: **2012/0282/P**  
Please ask for: **Lauren McMahon**  
Telephone: 020 7974 **6807**

5 March 2012

Dear Sir/Madam

## **DECISION**

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

### **Variation or Removal of Condition(s) Granted**

Address:  
**8 Belsize Court Garages**  
**Belsize Lane**  
**London**  
**NW3 5AJ**

#### **Proposal:**

Minor material amendment as variation of condition 3 (development to be carried out in accordance with approved plans) of planning permission (2011/1042/P) granted on the 26/04/2011 for the enlargement of existing dormer and erection of 1 x dormer window on the Belsize Court Garages elevation and replacement of existing rooflight with conservation style rooflight on Belsize Lane elevation. The minor material amendment sought is for alterations to the rooflight on the rear roof slope (fronting Belsize Lane).

Drawing Nos: A000 P2 dated January 2012 (Site Location Plan); A020 P1; A010 P1; A021 P1; A013 P1; A012 P1; A022 P1; A000 P1; A200 P4; A100 P3; A210 P3 dated 14 December 2011; A130 P2; A120 P2; A220 P1; A300 P1; and Design and Access Statement Revision B, prepared by Sanya Polescuk Architects, dated 05 January 2012.

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 the original permission dated 26/04/2011 (2011/1042/P).

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 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: A000 P2 dated January 2012 (Site Location Plan); A020 P1; A010 P1; A021 P1; A013 P1; A012 P1; A022 P1; A000 P1; A200 P4; A100 P3; A210 P3 dated 14 December 2011; A130 P2; A120 P2; A220 P1; A300 P1; and Design and Access Statement Revision B, prepared by Sanya Polescuk Architects, dated 05 January 2012.

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

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 2363).
- 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), CS5 (Managing the impact of growth and development) 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 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 officers report.

**Disclaimer**

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