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Application Ref: **2010/5196/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

24 November 2010

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

Householder Application Granted

Address:
50 Belsize Avenue
London
NW3 4AE

Proposal:

Enlargement of existing basement, erection of rear railings and alterations to fenestration on front and rear elevations of existing dwelling house (Class C3).

Drawing Nos: Location plan; P04; P05; P06; P07; P08; P10; P11; P12; P20 Rev A; P21 Rev A; P22; P23; P24; P25 Rev A; P26 Rev A; P27; P28;

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: Location plan; P04; P05; P06; P07; P08; P10; P11; P12; P20 Rev A; P21 Rev A; P22; P23; P24; P25 Rev A; P26 Rev A; P27; P28.

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 Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) 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 You are advised that approval is required from Thames Water as the proposal is within 3 metres of a public sewer. Thames Water also request that the basement be protected to avoid the risk of backflow should the sewerage network surcharge to ground level during storm condition. You are advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the proposal.
- 4 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 CS5 Managing the impact of growth and development, CS13 Tackling climate change through promoting higher environmental standards 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 DP23 Water, DP24 Securing high quality design, DP25 Conserving Camden's heritage, DP26 Managing the impact of development on occupiers and neighbours, and DP27 Basements and lightwells. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

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