

Carolina Aivars
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43b Etone Avenue
LONDON
NW3 3EP

Application Ref: **2010/0209/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5117**

14 April 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

Full Planning Permission Granted

Address:

85 Belsize Lane
LONDON
NW3 5AU

Proposal:

Alterations to rear mansard roof reducing the size of the existing terrace and alterations to fenestration; insertion of green roof to existing flat roof at rear second floor level; replacement of existing doors and windows at rear ground floor level, installation of new spiral staircase from garden to existing rear ground floor level terrace; and insertion of 2 rooflights to front roof slope of dwelling house (Class C3).

Drawing Nos: Site location plan; 01; 02; 03; 04; 05; 06; 174 P/01 rev A; 02 rev A; 03 rev A; 04 rev A; 05 rev A; 06 rev A; 07 rev A; 08 rev A; 09 rev A; 10 rev A; 11 rev A; 12 rev A; 13 rev A; 14 rev A; 15 rev A; 16 rev A; 17 rev A; 18 rev A; 19 rev A; excerpt from Sky-Garden green roofs.

The Council has considered your application and decided to grant permission subject to the following conditions:



Conditions and Reasons:

- 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 policies B1 (General design principles) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 01; 02; 03; 04; 05; 06; 174 P/01 rev A; 02 rev A; 03 rev A; 04 rev A; 05 rev A; 06 rev A; 07 rev A; 08 rev A; 09 rev A; 10 rev A; 11 rev A; 12 rev A; 13 rev A; 14 rev A; 15 rev A; 16 rev A; 17 rev A; 18 rev A; 19 rev A; excerpt from Sky-Garden green roofs.

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

Informatives:

- 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 3 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.

4 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD6 Amenity for occupiers; B1 General design principles; B3 Alterations and extensions; B6 Listed Buildings; B7 Conservation Areas; N5 Biodiversity. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

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