

Mr Ross Lakani
Homes Design Ltd
40 Wise Lane
M111 1111
London
NW7 2RE

Application Ref: **2014/3723/P**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

14 July 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
20 Belsize Park
London
NW3 4DU

Proposal:
Retention of existing terrace at rear upper ground floor level to existing building used for short-term let accommodation (Sui-generis)
Drawing Nos: Site location plan; Prefix (HD768/) 1000; 1001; 1002; 1004; 2000; 2001; 2002; Design and access statement; Letter by Homes Design Ltd dated 27/05/2014

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 policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design), and DP25 (Conserving Camden's heritage) 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; Prefix (HD768/) 1000; 1001; 1002; 1004; 2000; 2001; 2002; Design and access statement; Letter by Homes Design Ltd dated 27/05/2014

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 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 terrace at rear upper ground floor level is considered to relate well to the host building and is considered to be of an appropriate design by virtue of the reduction in the size of the terrace, removal of the associated staircase and the detailed design following the curve of the upper ground floor bay window, installation of metal posts and incorporating a black painted timber frame. Due to its size and location, and given that there was previously a terrace in the location it is considered that the development would not significantly harm the amenity of any adjoining residential occupiers in terms of noise, loss of light, outlook, enclosure or

privacy.

A terrace in the location is not considered harmful to the character or appearance of the host building, street scene or the Belsize Park Conservation Area because the terrace is located on the rear façade which has limited visibility within the conservation area, and is considered to be of an appropriate size, and design.

No objections have been received. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

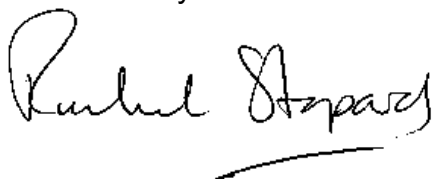
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment