

Mr Stephen Turvil
Stephen Turvil Architects Ltd
51A Upland Road
London
E22 9EF

Application Ref: **2014/6641/P**
Please ask for: **Sally Shepherd**
Telephone: 020 7974 **4672**

13 November 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
4 Belsize Road
London
NW6 4RD

Proposal:
Erection of single storey side extensions at ground and first floor level.

Drawing Nos: Site location plan; 0266-102; 0266-103; 0266-104; 0266-302; 0266-303;
0266-304

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 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; 0266-102; 0266-103; 0266-104; 0266-302; 0266-303; 0266-304

Reason:

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

Informative(s):

- 1 Reason for granting permission:

The side extension is considered to be a subordinate addition to the host building. It is set back 3.3m from the front elevation and so it would not be visually dominant within the streetscene. The side elevation is flanked by a large four storey modern block building to the north-east (2 Belsize Road) which would block any long views of the extension from the top of the hill, at the junction of Belsize Road and Harben Road. The side extension is not one full storey below eaves height, however it is considered to be acceptable in this instance due to its location next to a large residential block and the fact it is set back from the road. In addition, the views of the existing gap between the host property and 2 Belsize Road are very limited. This is due to the change in level and the substantial tree cover from the large tree in the front garden, although it is acknowledged that this may not be a permanent feature in the streetscene.

The extension would project 1.3m beyond the rear elevation of the original house, almost level with the rear elevation of 2 Belsize Road. There are no windows on the side elevation of 2 Belsize Road and the proposal would have no discernible impact on the amenity enjoyed by the occupiers of 2 Belsize Road in terms of daylight/sunlight, outlook and sense of enclosure.

7 neighbours were consulted. One comment was received from 2 Belsize Park regarding access for maintenance to the side elevation and that the extension would lead to a slight loss of outlook onto open landscape. Access for property maintenance is not a material planning consideration and so can be given no weight and the extension would not lead to any significant loss of outlook as it would not project further into the garden than the existing ground floor extension to the host building.

The site's planning history was taken into account when coming to this decision.

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 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, and 7.6 of the London Plan 2011; and paragraphs 14, 17, and 56 -66 of the National Planning Policy Framework.

- 2 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).

- 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 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.

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



Ed Watson
Director of Culture & Environment