

Alastair Howe
Alastair Howe Architect
23 Great Augur Street
Newhall
Harlow
Essex
CM17 9HW

Application Ref: **2014/6980/P**
Please ask for: **Neil Luxton**
Telephone: 020 7974 **6552**

2 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
28 Belsize Park Gardens
London
NW3 4LH

Proposal:
Erection of a single storey rear extension with lantern roof light and single storey rear bay extension.

Drawing Nos: L-01; A-01; A-02; A-03; A-04; A-05a; A-06a A-07a

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 L-01; A-01; A-02; A-03; A-04; A-05a; A-06a; A-07a

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

- 3 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 if in CA] of the London Borough of Camden Local Development Framework Development Policies.

- 4 The roof of the proposed bay extension hereby approved, to be built adjacent to the boundary with no.26a Belsize Park Gardens shall not be used as a roof terrace.

Reason - In the interests of residential amenity and in accordance with Policy DP26 of the London Borough of Camden Local Development Framework Development Policies

Informative(s):

- 1 Reasons for granting permission.

The proposal would be proportionate relative to the house and plot and its materials would be in keeping with the house. It broadly replicates the existing rear additions at no.26 and is considered to be acceptable in terms of its scale, materials and features. The house is not listed. Its rear siting in combination with its design would make the proposal acceptable in terms of its impact on the character and appearance of the host building and Belsize Conservation Area.

In terms of amenity, the siting and scale of no.28's proposal relative to no.26's rear additions should prevent amenity issues. With respect to no.30, given the off-set, orientation, scale and the fenestration of the proposal, no amenity issues are anticipated meriting refusal.

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 Area Act 1990 as amended by the Enterprise and regulatory Reform Act (ERR) 2013.

As such the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 & DP26 of the London Borough of Camden Local Development Framework. The proposal also accords with policies 7.4, 7.6 & 7.8 of The London Plan March 2015, consolidated with alterations since 2011 and

paragraphs 14, 17, 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.
- 4 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.

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