

Mr David Mercer
DVM Architects Ltd
4A Murray Street
London
NW1 9RE

Application Ref: **2015/3339/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

13 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 8
47 Belsize Park Gardens London NW3 4JL

Proposal: Replacement front dormer window and side dormer window and replacement rear dormer window involving creation of inset roof terrace.

Drawing Nos: 1856-01; 1856-03A; 1856-04A; 1856-05A; 1856-06A; 1856-07 Rev. B; 1856-08 Rev. B; 1856-09 Rev. B; and 1856-10 Rev. B

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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 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: 1856-01; 1856-03A; 1856-04A; 1856-05A; 1856-06A; 1856-07 Rev. B; 1856-08 Rev. B; 1856-09 Rev. B; and 1856-10 Rev. B.

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

Informatives:

- 1 Reasons for granting permission

The proposed replacement dormer windows would sit comfortably within their respective roof slopes and would be subordinate to the windows below on the host building. The design of the replacement dormers is also appropriate insofar as the dormers would not cut through the roof ridge or the sloped edge of the hipped roof and they would not project into the roof line when viewed from below.

The replacement dormer at the front would match the adjacent dormer at No. 45 Belsize Park Gardens, which represents good design. The side facing dormer, although larger than the existing, would appear similar in scale to the side facing dormer at No. 41 Belsize Park Gardens. The inset roof terrace at the rear would be modest in size and the width of the terrace would be no wider than the dormer opening. Furthermore, the inset roof terrace would be similar in design to the rear roof terrace at No. 45 and would allow for a roof apron between the terrace and the eaves, which represents better design.

As such, the proposal would not harm the character or appearance of the host building, the street scene or the Belsize Park Conservation Area.

The proposal involves internal alterations to the dwelling which would result in the side facing dormers serving a bedroom instead of the kitchen. Whilst this may lead to any increase in the level of overlooking from the side facing windows towards No. 41, the potential impact is not considered to be so severe as to warrant a refusal of the application on this basis.

The proposed works would not cause undue loss of amenity to neighbouring properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage or privacy/overlooking.

No objections have been raised by neighbouring properties in relation to the works. The application site's planning history and relevant appeal decisions were also 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 and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 2015, consolidated with alterations since 2011; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

- 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