

Mr Ben Stagg
Stagg Architects Limited
Third Floor 44-46 New Inn Yard
London
EC2A 3EY

Application Ref: **2015/1973/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

4 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
97 Belsize Lane
London
NW3 5AU

Proposal:

Erection of a hipped roof extension forming habitable loft space, insertion of 5 x rooflights, a first floor front extension, Conversion of integral garage to habitable space and external alterations to front and rear elevations

Drawing Nos: Design & Access Statement, Arboricultural report, Tree Protection Plan, 51420-P01, 51420-PA-02, 51420-PA-10, 51420-PA-11, 51420-PA-12, 51420-PA20, 51420-PA-21, 51420-PA-22 Rev A, 51420-PA-23, 51420-PA-30, 51420-PA-40 Rev A, 51420-PA-50 & 51420-PA60

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 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 51420-PA-20, 51420-PA-21, 51420-PA-22 Rev A, 51420-PA-23, 51420-PA-40 Rev A & 51420-PA60

Reason:

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

- 4 All works are to be carried out in accordance with the submitted Arboricultural Impact Assessment and submitted Tree protection plan Ref 150304-1 1-97BL-TTP-NK.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 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.

- 5 Any excavation associated with the front boundary wall, must be undertaken under LPA Tree Officer supervision. The LPA Tree Officer must be notified in advance so attendance alongside the applicant's arboricultural consultant can take place in accordance with the approved Arboricultural Impact Assessment prepared by Treeworks Environmental Practice dated March 2015.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 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.

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.

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