

Mrs Georgia Kotsioni
ZanDarCh LTD
227 Elgin Avenue
London
W9 1NH

Application Ref: **2015/6573/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

7 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
54A Belsize Avenue
London
NW3 4AE

Proposal:
Alterations to the rear elevation fenestration with associated re-rendering of the surrounding wall and alterations to the rear patio area of the apartment at lower ground level.

Drawing Nos:
Site location plan, Design & Access statement, Existing and proposed rear elevation, Proposed plan and section.

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 works to the external rear wall 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:

Site location plan, Design & Access statement, Existing and proposed rear elevation, Proposed plan and section.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The alteration of the basement level rear elevation with the replacement of the existing PVC doors and window with aluminium framed glass panel doors of a high quality and design is considered to be acceptable as the frames would be thinner than the existing and they are not readily visible from the public realm, thus it would not affect the character and appearance of the Belsize Park conservation area. The associated re-rendering of the surrounding wall is considered acceptable as it would match the existing, this would be conditioned to ensure thus.

Other associated changes include the patio floor to be replaced with stone/concrete tiles and a planter and a built sitting bench will be added to the patio. Such proposal would add to the quality of the external amenity space and they would not be seen from the public realm.

Due to the nature of the proposals and the location, it is considered that there would not have an unacceptable impact on the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook or sense of enclosure.

No objections were received prior to making this decision, 1 letter of support was received. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under section 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 2015, consolidated with alterations since 2011; and paragraphs 14, 17, and 56-66 and 126-141 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 Noise and Licensing Enforcement Team, 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