

Mr Chris Smith  
Locksley Architects  
Westbourne Studios Unit  
21 Notting Hill  
London  
W10 5JJ

Application Ref: **2016/0720/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

19 April 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Flat A,  
195 Belsize Road  
London  
NW6 4AB**

Proposal:

Erection of a full width extension and timber shed to the rear at lower-ground floor level, installation of an enlarged window to the front elevation and erection of a canopy for new cycle enclosure to the flank elevation, all at lower-ground floor level.

Drawing Nos: 0902 E01 A, 0902 E02 A, 0902 E03 A, 0902 E04 A, 0902 P01 A, 0902 P02 A, 0902 P03 A, 0902 P04 A, 050, Design and Access Statement from Locksley Architects.

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).

Director of Culture & Environment

- 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 0902 E01 A, 0902 E02 A, 0902 E03 A, 0902 E04 A, 0902 P01 A, 0902 P02 A, 0902 P03 A, 0902 P04 A, 050, Revised design and access statement from Locksley Architects.

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

Informative(s):

- 1 Reason for granting permission:

The rear extension would be subordinate to the host building. It would retain more than 50% of the proposed garden space which is approximately 5.8m. The extension would be full width. However, the extension would be of an appropriate size and scale. As such, would not cause harm to the visual amenity of the streetscene. Given the design, the proposed flat roof and materials, the proposed development would not be out of character with the host building or surrounding area.

The extension would be constructed using bricks and would be rendered white, the door would be fully glazed sliding/folding door and the roof would be constructed with dark grey waterproof membrane, the design would replicate the rendering that currently exist to the rear elevation of the host building and neighbouring properties.

The rear extension would be approximately 2.9m high and 6.1m wide and would be approximately 0.6m higher than the existing boundary fence to the rear elevation. The height of the extension when annotated to show the 45 degree line would not have an adverse impact on No. 193. Whilst there will be some loss of light to the rear facing window the impact is considered acceptable given that it is also served by a glazed door to the rear elevation. It is therefore considered that the proposed extension would not have an unacceptable impact on the light, outlook or privacy to the neighbouring occupiers.

It is proposed to erect a timber shed at the rear of the garden which would be approximately, 1.8m in depth, 2.2 in width and 2.5m in height, the proposed shed would consist of a pitched room with typical designed windows and doors. The

shed would not be overly large and would not be visually obstructive due to the existing plant and shrubbery to the rear of the host building. As such is considered acceptable in design and appearance.

No objection to the enlargement of the window to the front elevation at lower-ground floor level, the windows would match the design and materials used and would match the dimension of the timber sash windows at ground and first floor level.

No comment/object was received prior to making this decision. The site's planning history and relevant appeal decisions have been taken into account.

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

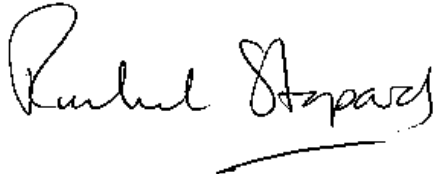
- 2 You are reminded that this decision only grants permission for the use of the shed for purposes incidental to the residential use of Flat A, 195 Belsize Road. Any use of the proposed shed for the purpose of a separate residential unit, would constitute a material change of use and would require a further grant of planning permission.
- 3 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).
- 4 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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard  
Director of Culture & Environment