

Mr Andrew Catto
Andrew Catto Architects
154 Putney High Street
London
SW15 1RS

Application Ref: **2016/1477/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

3 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 3
1 Belsize Park Gardens
London
NW3 4LB**

Proposal: Replacement of existing rear upper ground floor french doors with folding doors and minor alterations to side elevation to remove boiler flue, replace grille with boiler flue, place 2 extractors in existing vents and fill in redundant flues.

Drawing Nos: Site Location Plan (Y 515 02A); 515 21C; 515 11; Heritage Statement; Design, Access and Planning Statement; and Boiler and Vent Details provided March 2016

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; Site Location Plan (Y 515 02A); 515 21C; 515 11; Heritage Statement; Design, Access and Planning Statement; and Boiler and Vent Details provided March 2016.

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

Informatives:

- 1 Reasons for granting permission.

The proposed changes to the rear elevation fenestration, namely the replacement of a French door and two side windows with 4 paned folding doors, is considered to be an improvement enhancing the character and appearance of the host building as all details comply with the Council's policies for securing high quality design. The folding doors would be located within an existing opening and align entirely with fenestration above and below. Featuring a 4 paned design, the new folding doors would better match the 4 paned windows that sit above at first floor level, and so would form a cohesive addition to the rear elevation's fenestration pattern. Constructed from timber the new folding doors are also suitable in terms of their material and would be painted white to match the existing fenestration.

Alterations to the side elevation, which include the removal of a boiler flue, replacement of a grille with boiler flue, placing of 2 extractors in existing vents and the filling in of redundant flues are also deemed acceptable, as these works are minor in nature and would not harm the appearance of the side elevation, important as it is visible in views from the public realm on Belsize Park Gardens, Belsize Avenue and the corner of Belsize Terrace.

The proposed boiler flue is smaller than the existing flue currently in place, but projects slightly further from the building. This is still acceptable, however, as the proposed flue does not upset any architectural details to the side elevation such as mouldings etc. In addition the proposed bathroom extractors to be installed would have no visual impact on the side elevation as they would be set behind existing vents. Lastly, the removal of the existing boiler flue and filling in of redundant flues both serve to improve on the existing condition to the side elevation, and so are welcome changes.

As such, the proposed alterations to the rear and side elevations are considered acceptable in terms of size, materials, location and design and would maintain the character and appearance of the host building, preserving the character and appearance within the Belsize Park Conservation Area.

As the proposals only relate to changes to fenestration in their existing openings, and minor alterations to the side elevation, there is no potential for the introduction of further harm to the amenity of adjoining residential occupiers in terms of loss of overlooking, outlook or privacy.

No objections were received prior to making this decision. 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 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 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 details are 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 and 7.6 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

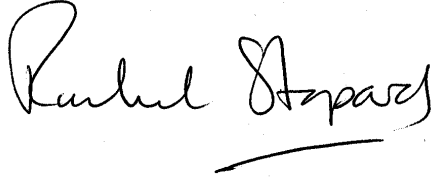
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 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.

Rachel Stopard
Director of Supporting Communities