

Mr Almax Investments
26 York Street
London
W1U 6PZ

Application Ref: **2016/1236/P**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

17 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat C
80 Belsize Park Gardens
London
NW3 4NG

Proposal:

Installation of spiral staircase from upper ground floor level to rear garden, and alteration and extension to northern shared boundary wall with no. 78 Belsize Park Gardens all in association with the residential flat (Class C3).

Drawing Nos: Proposed Floor Plan (26/04/2016); KL001 - Rear Elevation (revised 26/04/2016); Site Plan (revised 20/04/2016); Site Location Plan (revised 20/04/2016); KL002; DAS (dated March 2016).

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: Proposed Floor Plan (26/04/2016); KL001 - Rear Elevation (revised 26/04/2016); Site Plan (revised 20/04/2016); Site Location Plan (revised 20/04/2016); KL002; DAS (dated March 2016).

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

Informative(s):

- 1 Reasons for granting permission.

The proposal will re-instate a spiral staircase from upper ground floor level to the rear garden that has historically been removed and was once part of the architectural design of the rear of the property.

It will be constructed using traditional materials and given its size and design would be a subordinate feature at the rear of the building that will preserve and enhance the character and appearance of the host building, and the surrounding conservation area.

The alteration and extension to the shared northern boundary wall with no. 78 will be modest in height and size and would ensure that there would be no additional overlooking or loss of privacy to this neighbouring property.

One objection has been received from a local resident raising concern about the location of the stair and its impact on the outlook and views to the rear garden from the habitable window of the lower ground floor flat. The staircase would be located approximately 1.2m from the rear window of the lower ground flat. This window is a tripartite bay window that serves a living room. It is acknowledged that the staircase would be located in front of the narrower window within the bay. However views would still be available out over the garden from two of the windows within the bay including the wider main window. Given the open nature of the stair and its location, the proposal would continue to allow views out from the rear bay window of the lower ground floor flat and would be considered acceptable in this instance.

The site's planning history was taken into account when coming to this decision. One objection was received that has been taken considered when coming to a decision on the application.

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.

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 2016; and paragraphs 14, 17, 56 -68, 126 -141 of the National Planning Policy Framework.

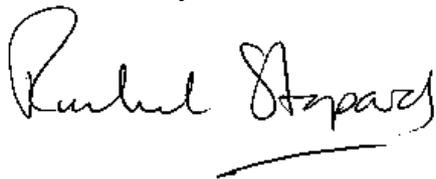
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



Rachel Stopard

Director of Supporting Communities