

Mr Joel Seadon
McLaren Excell
The Plaza - Unit 3.07,
535 King's Road
Chelsea
London
SW10 0SZ

Application Ref: **2015/5480/P**
Please ask for: **Shane O'Donnell**
Telephone: 020 7974 **2944**

12 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
26 Belsize Grove
London
NW3 4TR

Proposal:

Erection of single-storey lower ground floor extension, alterations to the rear ground floor level balcony, and reinstatement of original style timber door and timber windows to ground floor front facade.

Drawing Nos: 078_300 PL2, 078_301 PL2, 078_302 PL2, 078_303 PL1, 078_304 PL1, 078_305 PL3, 078_311 PL2, 078_312 PL2, 078_313 PL2, 078_314 PL2, 078_200 PL2, 078_201 PL2, 078_202 PL2, 078_203 PL2, 078_204 PL2, 078_211 PL2, 078_212 PL2, 078_213 PL2, Proposed Section DD dated 07/07/16, Proposed Section DD (demolition) dated 07/07/16, Design and Access Statement, Historic Building Report dated September 2015 produced by Donald Insall Associates

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: 078_300 PL2, 078_301 PL2, 078_302 PL2, 078_303 PL1, 078_304 PL1, 078_305 PL3, 078_311 PL2, 078_312 PL2, 078_313 PL2, 078_314 PL2, 078_200 PL2, 078_201 PL2, 078_202 PL2, 078_203 PL2, 078_204 PL2, 078_211 PL2, 078_212 PL2, 078_213 PL2, Proposed Section DD dated 07/07/16, Proposed Section DD (demolition) dated 07/07/16, Design and Access Statement, Historic Building Report dated September 2015 produced by Donald Insall Associates

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

- 4 No part of the flat roof of the single storey rear extension hereby created shall be used as a roof terrace without the express consent of the planning authority, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) 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

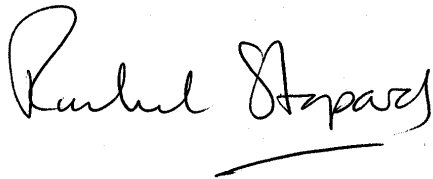
Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-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

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

Rachel Stopard
Executive Director Supporting Communities