

Mr Neil Loubser  
Shape Urban Planning Consultants  
15 Larkspur Way  
Epsom KT19 9LS

Application Ref: **2016/3503/P**  
Please ask for: **Amy Grace Douglas**  
Telephone: 020 7974 **8096**

12 August 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Garden Flat**  
**17 Belsize Park Gardens**  
**London**  
**NW3 4JG**

Proposal:

Replacement of windows with doors at basement level; replacement of uPVC windows at raised ground floor level with timber double sash window set to side elevation; and the replacement of side alley timber door with metal gate.

Drawing Nos: BPG-EX-01; BPG-EX-02; BPG-EX-03; BPG-EX-04; BPG-PR-01 Rev C; BPG-PR-02; BPG-PR-03; BPG-PR-04; BPG-PR-05; Existing and proposed Gate; Gate detail plan

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 [BPG-EX-01; BPG-EX-02; BPG-EX-03; BPG-EX-04; BPG-PR-01 Rev C; BPG-PR-02; BPG-PR-03; BPG-PR-04; BPG-PR-05; Existing and proposed Gate; Gate detail plan]

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

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including sections at 1:10 of the front gate

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

- 1 Reasons for granting permission.

The proposed replacement windows and doors to the side and rear elevations, would not significantly cause harm to the Belsize Park Conservation Area or the host building. The use of detailing to the front gate to match the existing front balustrading would ensure the host building in the context of the conservation area is preserved and enhanced. However as the proposal involves a reclaimed gate the submission of further detail following any grant of permission is recommended to ensure the design and materials are suitable. The lowering of the adjacent rear elevation window sills are not considered to be detrimental to the character of the

host building and would match the fenestrations to the first floor rear elevation directly above in terms of design and materials. The replacement of existing UPVC windows with timber framed is a welcome alteration that would ensure the conservation area and host building is maintained in accordance with the Belsize Park Conservation Area management strategy.

The proposal involves levelling of the basement level to excavate 0.390m which is not considered to cause any structural impact and would not warrant a Basement Impact Assessment in this instance.

As the proposal relates generally to changes to fenestration in their existing openings, additional glazing to the rear elevation only, and a replacement front gate to match existing balustrading, there is no potential for the introduction of additional harm to the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

The proposal is considered to preserve the character of the conservation area. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 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, 56-66 and 126-141 of the National Planning Policy Framework.

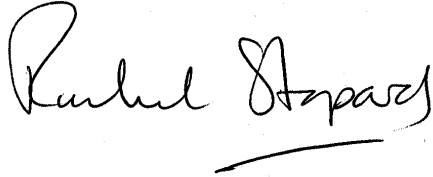
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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