

Mr Andrew Tugwell
12 Belsize Road
London
NW6 4RD

Application Ref: **2016/3518/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

26 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
12 Belsize Road
London
NW6 4RD

Proposal: Erection of a part single part two storey side extension

Drawing Nos: Location Plan, 1545_L_001, 1546_L_015, 1546_L_016, 1546_L_011, 1546_L_012, 1546_L_025, 1546_L_026, 1546_L_021 Rev A, 1546_L_022 Rev A, 1546_L_028 Rev A & 1546_L_029 Rev A).

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 policy DP24 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 Location Plan, 1545_L_001, 1546_L_015, 1546_L_016, 1546_L_011, 1546_L_012, 1546_L_025, 1546_L_026, 1546_L_021 Rev A, 1546_L_022 Rev A, 1546_L_028 Rev A & 1546_L_029 Rev A

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

- 4 Notwithstanding any provisions to the contrary, no additional windows or other openings shall be inserted into the side elevations of the development hereby approved, without first obtaining the written permission of the Local Planning Authority.

To safeguard the privacy of the adjoining resident(s) in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

Informatives:

- 1 Reasons for granting permission

The proposed part single part two storey side extension would be set back from the principal elevation at ground floor by approximately 1.7m and 3.4m at first floor level. The street is comprised of blocks of five or six dwellings and reads as a terrace in design terms. The development of the space between the application site at no 10 and no 12 would reduce the gap between the dwellings. However only static views directly in front of the property would be affected and overall the development would not unreasonably harm the street scene. The proposed two storey side extension is not considered to affect the terraced character of the street, appearing subordinate to the host property in accordance with policy DP24 and the guidance in CPG1.

The proposed side extension would not project beyond the rear building line of the property and would have no side facing windows. It would have no adverse impact on the amenity of neighbouring properties in accordance with guidance in CPG6 and Policy DP26.

5 Neighbouring occupiers were consulted on the application. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 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.

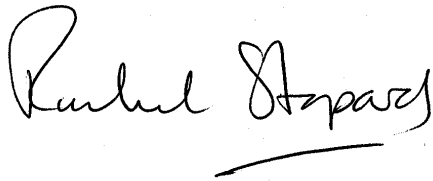
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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