

Mr Joel Seadon
McLaren Excell
535 King's Road
London
SW10 0SZ

Application Ref: **2016/4301/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

21 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
26 Belsize Grove
London
NW3 4TR

Proposal:

Erection of single storey rear extension at lower ground floor level and installation of external garden access stairs

Drawing Nos: 078_000 PL1 (28/09/15); 078_301 PL1 (02/08/16); 078_302_PL1 (02/08/16); 078_312 PL1 (02/08/16); 078_313 PL2 (09/09/16); 078_314 PL1 (02/08/16); 26 Belsize Grove - balcony (dated 23rd September 2016); Historical Building Report prepared by Donald Insall Associates (dated September 2015)

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 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: 078_000 PL1 (28/09/15); 078_301 PL1 (02/08/16); 078_302_PL1 (02/08/16); 078_312 PL1 (02/08/16); 078_313 PL2 (09/09/16); 078_314 PL1 (02/08/16); 26 Belsize Grove - balcony (dated 23rd September 2016); Historical Building Report prepared by Donald Insall Associates (dated September 2015)

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

- 4 Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The extension shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The rear extension has already been assessed under planning permission ref. 2015/5480/P granted on 12/07/2016. This application seeks to amend the original permission to reduce the width of the extension and install an external staircase at the northern edge of the extension. The staircase would mirror the staircase at the neighbouring property and therefore would not look out of character. It would be constructed in materials that respect the existing. The new extension would also include a green roof which would soften the appearance of the extension as seen from surrounding upper floor windows.

A section of the black iron balustrade would be removed and reinstated adjacent. Ironwork to match the existing in terms of colour, material and detailing would continue the balustrade along to the edge of the staircase.

The alterations are appropriate in design and location and considered to preserve the character and appearance of the host listed building and conservation area. Special attention has been paid to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and of preserving or enhancing the character or appearance of the Conservation Area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

By reason of the existing balcony, the installation of the staircase would only lead to slightly closer views rather than creating any new views. Given that the views would be to the garden only rather than habitable rooms, this is considered to be acceptable.

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.

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 the London Plan 2016 and the National Planning Policy Framework.

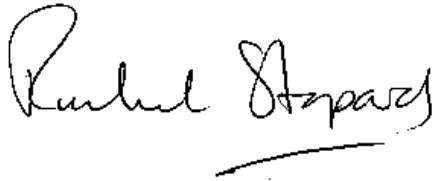
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 3 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).

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 drawn underneath the name.

Rachel Stopard
Executive Director Supporting Communities