

Mr David Mercer
DVM Architects Ltd
4A Murray Street
London
NW1 9RE

Application Ref: **2016/6223/P**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 **3303**

1 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat B

59 Belsize Park Gardens

London

NW3 4JN

Proposal:

Erection of single storey extension to the rear of the existing dwelling house (Class C3).

Drawing Nos: 1919-01; 1919-02; 1919-03; 1919-04; 1919-05; 1919-06; 1919-07; 1919-08; 1919-09; 1919-10; 1919-11; 33294-3-01; 33294-3-02; Design and Access Statement prepared by DVM Architects dated 10/11/2016; Mr A Gavin dated the 16/10/2016; Arboricultural Method Statement prepared by Mr A Gavin dated 21/10/2016; BS 5837: 2012 Tree Survey prepared by A Gavin dated 05/10/2016.

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 1919-01; 1919-02; 1919-03; 1919-04; 1919-05; 1919-06; 1919-07; 1919-08; 1919-09; 1919-10; 1919-11; 33294-3-01; 33294-3-02; Design and Access Statement prepared by DVM Architects dated 10/11/2016; Mr A Gavin dated the 16/10/2016; Arboricultural Method Statement prepared by Mr A Gavin dated 21/10/2016; BS 5837: 2012 Tree Survey prepared by A Gavin dated 05/10/2016.

Reason:

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

- 4 Prior to the commencement of the development, details of all proposed pruning in order to facilitate the development shall be submitted to and approved in writing by the Local Planning Authority. The approved tree pruning works shall be carried out in accordance with BS399:2010.

Reason: To ensure the preservation of the amenity value and health of the tree(s) to be in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 5 Prior to the commencement of any works on site, tree protection measures shall be installed in accordance with approved drawings and evidence of this shall be submitted to the council. The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

Reason: To ensure that Tree protection measures are carried out to a reasonable standard such that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy

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).

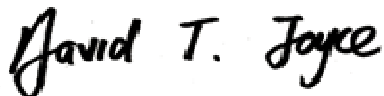
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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



David Joyce
Executive Director Supporting Communities