

Mr Matt Smith
Shed
17-19 Foley Street,
London
W1W 6DW

Application Ref: **2016/5863/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

2 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
9 Belsize Park Mews
London
NW3 5BL

Proposal:
Replacement of existing sedum green roof with zinc cladding on the flat roof and natural slates on the rear roof slope.
Drawing Nos: 0839.700.00; 0839.701.03; 0839.702.00; 0839.702.01; 0839.702.02; 0839.704.03; 0839.705.00; 0839.705.01; 0839.705.02; 2179600.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 0839.700.00; 0839.701.03; 0839.702.00; 0839.702.01; 0839.702.02; 0839.704.03; 0839.705.00; 0839.705.01; 0839.705.02; 2179600.

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

- 3 A sample of the natural slate shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.
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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposal is to replace the existing failing sedum green roof with new solid materials using zinc on the flat roof and slates on the rear slope. The proposed natural slate and matt zinc roof panels would be more effective and permanent as a roof covering than the existing sedum mats; they are considered to be in keeping with the character and appearance of the host property, Belsize Conservation Area and neighbouring properties on Belsize Crescent. It is noted that there is no requirement by condition requiring the previously approved green roof to be permanently retained and maintained.

The proposal is considered to preserve the character and appearance 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.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

The site's planning history and consultation response was taken into account when coming to this decision.

As such, the proposed development is in accordance with 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. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

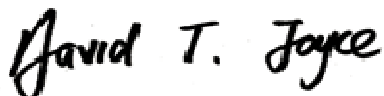
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Executive Director Supporting Communities