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Application Ref: **2017/0157/P**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

3 March 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**10 Village Close**  
**Belsize Lane**  
**London**  
**NW3 5AH**

Proposal:  
Extension and alteration to dwellinghouse (Use Class C3) including single storey rear extension and repositioning of front door to enclose existing vestibule.

Drawing Nos: (Prefix: 1603\_) EX\_020, EX\_100, EX\_200, EX\_300; PL\_010, PL\_020, PL\_100, PL\_200, PL\_300; Design and Access Statement (ref. 1603\_DAS)

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: (Prefix: 1603\_) EX\_020, EX\_100, EX\_200, EX\_300; PL\_010, PL\_020, PL\_100, PL\_200, PL\_300; Design and Access Statement (ref. 1603\_DAS)

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

- 3 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, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and Policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 4 The area of flat roof to the single storey extension hereby approved shall at no point be used as an amenity area / terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, policy DP26 of the London Borough of Camden Local Development Framework Development Policies and Policy A1 of the Camden Local Plan Submission Draft 2016.

#### Informative(s):

- 1 Reasons for granting permission.

The rear extension is of modest scale and would appear as a subordinate addition to the dwelling. By virtue of its sensitive design, the use of crittall fenestration and its materials palette, the rear extension is considered to remain visually sympathetic to the character and appearance of the host dwelling. The alteration to the front vestibule would only include the repositioning of the front door and as such the overall appearance of this front feature would remain unaltered. No objection is raised to the bringing forward of the front door to enclose this vestibule as this alteration would not harm the overall uniformity or character of the row of terrace dwellings or the host property.

The application property is not listed or situated within a conservation area; however the Belsize Park Conservation Area abuts the site to the South. Due to the scale and location as well as the lack of public views and limited private views afforded to the rear of the site at ground floor level, the proposed extension is not considered to impact upon the setting of the adjacent conservation area. The alteration to the front vestibule is similarly not considered the affect the setting of

the adjacent conservation area by virtue of its location.

Due to its limited depth (1.8m), its siting, the existing rear boundary treatment as well as the orientation of the site the proposed rear extension is not considered to cause harm to the amenities of any adjoining occupier in terms of outlook, light, sense of enclosure or noise and disturbance. In order to ensure that the development does not lead to a loss of privacy to any neighbouring occupier, a condition is included that the roof of the extension shall not be used as a terrace. The alterations to the front vestibule would not harm the amenities of any neighbour by virtue of their scale and siting.

The site's planning history has been taken into account when coming to this decision. No objections were received in relation to the application. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the nearby Belsize Park Conservation Area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 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 development accords with Policies A1, D1 and D2 of the Camden Local Plan Submission Draft 2016 as well as the London Plan 2016 and the NPPF 2012.

- 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.
- 4 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this

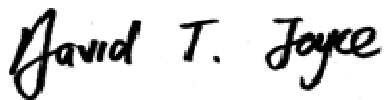
stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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 that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D'.

David Joyce  
Director of Planning and Regeneration