

Mrs Emma McBurney
Michael Burroughs Associates
93 Hampton Road
Hampton Hill
TW12 1JQ

Application Ref: **2017/0894/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

19 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
17 A Belsize Lane
London
NW3 5AD

Proposal: Erection of single storey side extension at first floor level; associated works

Drawing Nos: 111_F_Location, 111_F_X_P00, 111_F_01_X_P01, 111_F_01_X_P02, 111_F_01_X_P03, 111_F_01_XEL_Front, 111_F_02_XEL_Rear, 111_F_02_XEL_Side, 111_F_03_XSECA, 111_F_03_XSECB, 111_F01_P00, 111_F01_P01, 111_F01_P02, 111_F01_P03, 111_F01_EL_Front, 111_F02_EL_Rear, 111_F02_EL_Side, 111_F03_SECA, 111_F03_SECB and Design and Access Statement from Michael Burroughs Associates.

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 111_F_Location, 111_F_X_P00, 111_F_01_X_P01, 111_F_01_X_P02, 111_F_01_X_P03, 111_F_01_XEL_Front, 111_F_02_XEL_Rear, 111_F_02_XEL_Side, 111_F_03_XSECA, 111_F_03_XSECB, 111_F01_P00, 111_F01_P01, 111_F01_P02, 111_F01_P03, 111_F01_EL_Front, 111_F02_EL_Rear, 111_F02_EL_Side, 111_F03_SECA, 111_F03_SECB and Design and Access Statement from Michael Burroughs Associates.

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 and 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.

Informative(s):

- 1 Reasons for granting permission.

The proposed side extension would not be overly dominant in terms of size, bulk and scale; it would be designed to have a limited visual impact from specific locations on Belsize Lane and Ornan Road. As such, the principle of the side extension is acceptable in accordance with policies CS14, DP24 and DP25 of the LDF. The proposed side extension would measure approximately 2.5m in height and a maximum of 6.8m in depth due to the triangular design, 7.4m in width and set back 1.3m from edge of the ground floor flat roof to provide an additional 27.7sqm of additional residential floorspace. There are no distinctive architectural features that would be impacted upon by the proposed extension. Furthermore, the proposed side extension would not unbalance the uniformity or the symmetry of the neighbouring properties on account of its design or appearance. Therefore, the extension is acceptable in this instance.

The proposed extension would be built on the existing side addition of the host building on the southwest elevation of Ornan Road and would replicate the

modernistic design of the host building. The extension would be painted render and there would be 4x fixed obscured milky white glass cladding applied to the solid wall, which would be set back from the brick wall towards the corner windows. The roof would be dark grey single ply roofing membrane. At first floor level to the rear elevation there would be 3 x aluminium windows. The façade and fenestration details in terms of the materials used, the windows size and proportions are all considered acceptable in design and appearance.

There is no objection to the change of the garage door to the front elevation, the opening would be of a similar dimension that would align with the windows above and would accord with CPG1, the garage would be used as ancillary residential floorspace and the conversion is acceptable in principle.

The water housing tank would be demolished and replaced with an aluminium rooflight on the main roof of the host building. The proposed rooflight would not be visible from the public domain as it would be designed to be flush within the flat roof. The proposed rooflight would be acceptable in design and appearance.

It is not anticipated that the proposed side extension would cause harm to the amenities of the adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, light spill or added sense of enclosure.

One objection was received which was considered before making this decision. 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 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 proposal also accords with Policies A1, D1 and D2 of the Camden Local Plan Submission Draft 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.

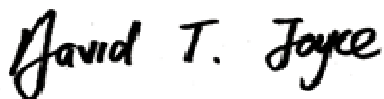
- 4 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments 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, slightly slanted style.

David Joyce
Director of Regeneration and Planning