

Mr Daniel Leon
Square Feet Architects
8a Baynes Mews
London
NW3 5BH

Application Ref: **2017/2505/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

12 June 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
87 Belsize Lane
London
NW3 5AU

Proposal:

Reconfiguration of the front garden of the property, including the creation of cycle storage at lower ground floor level and the replacement of 2 x palm trees.

Drawing Nos: 1626-L-001, 1626-L-011, 1626-L-012, 1626-L-013, 1626-L-014, 1626-L-015, 1626-L-015 rev D, 1626-L-016, 1626-L-017, 1626-L-018, 1626-L-019, 1626-L-020, 1626-L-111 rev D, 1626-L-112 rev B, 1626-L-113 rev A, 1626-L-114 rev A, 1626-L-116 rev C, 1626-L-117 rev D, 1626-L-118 rev C, 1626-L-119 rev D, 1626-L-120 rev B, 1626-L-170 rev C, 1626-L-171 rev B, 1626-L-070, Design & Access Statement dated April 2017, Heritage Statement dated March 2016, and Arboricultural Impact Analysis dated 11.04.17.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.



Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 Any works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policy DP25 of the London Borough of Camden Local Development Framework Development Policies, and policy D2 of the Camden Local Plan Submission Draft 2016.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policy DP25 of the London Borough of Camden Local Development Framework Development Policies, and policy D2 of the Camden Local Plan Submission Draft 2016.

Informative(s):

- 1 Reasons for granting listed building consent.

The principle of the proposed reconfiguration of the front garden and the erection of cycle storage at the lower ground floor is acceptable in terms of the impact on the special interest of the listed building. The cycle storage would be positioned at the lower ground level and would be discretely located when viewed from the street frontage. The proposal also includes the levelling of the front garden to enable the proposed cycle storage to be erected. The proposed changes to the frontage are consistent with the adjoining properties and are not considered to cause harm to the special interest of the listed building or the wider street scene.

The existing palm trees are proposed to be replaced with a more sympathetic native tree, positioned further back from the York stone paving line than existing. The Council's Conservation Officer has assessed the proposals and does not object to the development.

No objections were received prior to the determination of this application. The Belsize CAAC has confirmed they do not object to the proposals.

The site's planning history has been taken into account prior to making this decision and special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

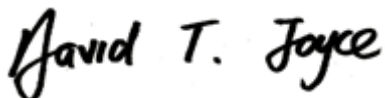
As such, the proposed development is in general accordance with policies CS5, and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24, DP25, and DP26, of the London Borough of Camden Local Development Framework Development Policies and policies D1 and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

- 2 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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