

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

Application Ref: **2017/2200/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

12 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission 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 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 the specified materials shown on approved drawings.

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 A1, D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 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.

Reason:

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

- 4 No development shall take place until full details of hard and soft landscaping, including replacement trees, and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. [Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.] The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, policy DP24 of the London Borough of Camden Local Development Framework Development Policies, and policy D1 of the Camden Local Plan Submission Draft 2016.

Informative(s):

- 1 Reasons for granting permission.

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 character and appearance of the conservation area and 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 proposed cycle store would provide space for 2 x cycles in accordance with CPG7 (Transport) guidance.

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. Whilst it has been identified that the replacement tree would be a mature native multistem specimen tree, no specific details have been submitted. This information would therefore be secured by condition.

Due to the location and nature of the proposals, they are not considered to cause harm to neighbouring amenity in terms of outlook, daylight or sunlight.

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

The planning history of the site has been taken into account when coming to this decision. Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. 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 (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 A1, 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 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.

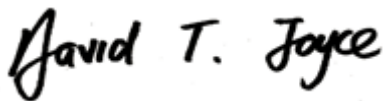
- 4 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, 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.

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