

Mr Brian O'Reilly  
Brian O'Reilly Architects  
31 Oval Road  
London  
NW1 7EA

Application Ref: **2017/3187/P**  
Please ask for: **Charlotte Meynell**  
Telephone: 020 7974 **2598**

25 July 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**88 Belsize Road**  
**London**  
**NW6 4TG**

Proposal:

Erection of single storey rear extension to lower ground floor level with roof terrace above with balustrade and replacement of stairs to rear garden; installation of 1 x front and 1 x rear rooflight; repair of existing front, rear and side windows; removal of lower ground floor side door and window.

Drawing Nos: PLANNING/437-100-E; PLANNING/437-101-E; PLANNING/437-102-E; PLANNING/437-103-E; PLANNING/437-104-E; PLANNING/437-105-E; PLANNING/437-201-E; PLANNING/437-202-E; PLANNING/437-203-E; PLANNING/437-301-E; PLANNING/437-101-P; PLANNING/437-102-P Rev. A; PLANNING/437-103-P; PLANNING/437-104-P; PLANNING/437-105-P; PLANNING/437-201-P; PLANNING/437-202-P; PLANNING/437-203-P; PLANNING/437-301-P.

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 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans PLANNING/437-100-E; PLANNING/437-101-E; PLANNING/437-102-E; PLANNING/437-103-E; PLANNING/437-104-E; PLANNING/437-105-E; PLANNING/437-201-E; PLANNING/437-202-E; PLANNING/437-203-E; PLANNING/437-301-E; PLANNING/437-101-P; PLANNING/437-102-P Rev. A; PLANNING/437-103-P; PLANNING/437-104-P; PLANNING/437-105-P; PLANNING/437-201-P; PLANNING/437-202-P; PLANNING/437-203-P; PLANNING/437-301-P.

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposed rear extension would measure 4.6m in width, 3.0m in height and would extend 3.0m in depth from the rear building line, in line with the existing single storey rear extension at the adjacent neighbouring property No. 90 Belsize Road. The extension would replace an existing balcony at upper ground floor level, which currently extends 0.8m in depth and provides access to the garden via a black cast iron spiral staircase. The proposal includes the use of the flat roof of the extension as a terrace enclosed by a balustrade of black cast iron railings to match the existing staircase, which would be retained to the rear of the extension.

The extension would have a contemporary appearance, with white render to contrast with the brick of the host building, and slim line black aluminium bi-folding doors to the side and fixed glazing to the rear to complement the black frames of the upper floor windows. The proposed extension would not be visible from the public realm, and would remain subordinate to the host building in terms of form and scale, and would allow for the retention of a generously sized garden.

The removal of one non-original side door and high-level window at lower ground floor level, the installation of 1 x front and 1 x rear flush conservation style rooflights, and the repair of the existing front, rear and side windows is considered acceptable in design terms. Overall, the proposal would respect and preserve the design and proportions of the original building and the character and appearance

of the South Hampstead Conservation Area.

The proposed extension would be adjacent to an existing extension at the same height and depth at No. 90, and as such, it is considered that the proposal would not give rise to any adverse impact on the amenity of neighbouring occupiers in terms of loss of daylight, sunlight or outlook. Given the separation distance of 2.0m between the edge of the proposed terrace and the closest upper ground floor window at No. 90, it is not considered that the proposed terrace would facilitate views into any habitable rooms at No. 90 and the proposal would therefore not result in a loss of privacy to neighbouring occupiers.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies G1, A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2012.

- 2 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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 T. Joyce*

David Joyce  
Director of Regeneration and Planning