

Mr Paul O'Neill
UNUM Partnership Ltd
Lower Ground Floor
4 Newton Place
Glasgow
G3 7PR

Application Ref: **2017/2737/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

21 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
226 Belsize Road
London
NW6 4DE

Proposal:
Erection of roof extension with front dormer window and replacement windows/doors throughout

Drawing Nos: Design and Access Statement, 089-EL-100, 089-EL-101 Rev A, 089-EL-102 Rev A, 089-GA-101, 089-GA-102, 089-GA-103, 089-GA-104, 089-GA-200 Rev A, 089-GA-302 Rev B, 089-SE-400 Rev B, 089-EL-500 Rev B and 089-EL-503 Rev B.

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 policy 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:

Design and Access Statement, 089-EL-100, 089-EL-101 Rev A, 089-EL-102 Rev A, 089-GA-101, 089-GA-102, 089-GA-103, 089-GA-104, 089-GA-200 Rev A, 089-GA-302 Rev B, 089-SE-400 Rev B, 089-EL-500 Rev B and 089-EL-503 Rev B.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed roof extension has been revised since it was originally submitted to amend the window at first floor which cut through the eaves and to reduce the size of the dormers. The proposal is considered an appropriate addition to the buildings given the context of the terrace within which it is located. The addition has been designed to be in keeping with the existing mansard extension and as such would be read as one piece. Given the siting of the extension and in the context of the host terrace and curve in the road the proposed development would not harm the streetscene or conservation area. In light of this no objection is raised on grounds of design.

The proposed roof level extension is not considered harmful in terms of neighbouring amenity given the location of the extension at roof level and that it would not result in loss of light, outlook or cause loss of privacy. The windows are in the front and rear facing gardens of the subject property and do not directly overlook neighbouring windows.

Public consultation was undertaken by placement of a press notice and site notice. One comment in support was received and has been considered in relation to the development. The site's planning history was taken into account when coming to this decision.

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 Priory Road 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 proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017.

- 2 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).
- 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 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.

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 Joyce
Director of Regeneration and Planning