

Nicholas Lunniss
NJL Design
Rose Cottage
The Green Woodwalton
Huntingdon
PE28 5YN

Application Ref: **2017/3226/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

22 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
10 Belsize Lane
LONDON
NW3 5AB

Proposal: Erection of rear glazed extension at upper ground floor level over existing balcony

Drawing Nos: Location plan; 16/27/30 Rev 01; 16/27/40 Rev 03.

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- Location plan; 16/27/30 Rev 01; 16/27/40 Rev 03.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed upper ground floor rear extension is considered subordinate in scale and location to the 4-storey host building. It would largely occupy the current roof terrace area, be almost full-width, and abut the rear bay window. The proposed extension would be largely glazed with a part glazed, part solid roof. The rear elevation would project forward of the bay window but largely align with the adjacent rear roof terraces at this level. This projection is considered to be acceptable in this context due to being substantially glazed, resulting in a light-weight appearance, and is considered to respect the character and setting of neighbouring buildings. The simple modern design of timber framing and glazing is considered appropriate.

Overall, the proposed extension, due to its design, small scale and proportions, and glazed materials, would ensure no harm to the appearance of the host building. The rear elevations of the semi-detached pair of buildings are largely symmetrical. However, in this setting with a variety of terraces and access staircase projections, it is considered that the proposed extension would not harm the character or the appearance of the conservation area.

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 2013.

Due to the proposed extension's small size and location set back from neighbours and over an existing balcony, it would not harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook and privacy or of increased lightspill.

One letter of objection was received prior to making this decision. This and 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 A1, D1

and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

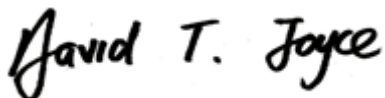
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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

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