

Mr Jeff Savage
Robert Savage Associates
11 Eton Garages
Lancaster Grove
London
NW3 4PE

Application Ref: **2017/4640/P**
Please ask for: **Ben Farrant**
Telephone: 020 7974

24 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
5 Eton Garages
London
NW3 4PE

Proposal:
Replacement of window with access door on front elevation at ground floor level.
Drawing Nos: 10599/TP/01A

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 plan: 10599/TP/01A.

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

Informative(s):

- 1 Reasons for granting permission.

Proposed is the installation of a front access door to the property following the removal of an existing window to allow simpler access to the unit (approved under prior approval: 2016/5420/P dated 02/12/2016). The door is proposed in a similar location, and of a similar style to those existing within the terrace.

The property is located within the Belsize Park Conservation Area and is listed as a positive contributor; there are no listed buildings which would be affected as a result of the works.

The alteration would not result in undue harm to the character, appearance, or historic interest of the property or surrounding conservation area. Whilst the addition would be immediately visible to the front of the property, it would not be visually prominent, being commensurate with the host property and adjoining terrace.

Given the siting, scale and design of the proposal, it is considered not to result in undue harm to the residential amenity of neighbouring properties.

The Belsize Park Conservation Area Advisory Committee have responded making no objections to the scheme. No public comments were received following consultation on the proposal. The planning history of the site and surrounding area has been considered when determining this application.

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 D1, D2 and A1 of the London Borough of Camden Local Plan 2017, 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).

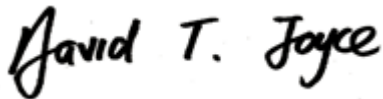
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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



David Joyce
Director of Regeneration and Planning