

Mr Bruno Gouveia
qR Architects Ltd
Spectrum House
Unit 34 32-34
Gordon House Road
Camden
London
NW5 1LP

Application Ref: **2017/3841/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

26 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Basement Flat
116 Belsize Road
LONDON
NW6 4BG

Proposal:
Erection of a lower ground floor rear extension with associated excavation to the rear garden area.
Drawing Nos: Site location plan, 116aBR-PP-01, 116aBR-PP-02RevA.

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:

Site location plan, 116aBR-PP-01, 116aBR-PP-02RevA.

Reason:

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

- 4 No part of the flat roof area above the single storey rear extension hereby approved shall be used as a roof terrace, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy D2 (Amenity) of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed rear extension would measure 3m in depth, 2m in height above natural ground level, it would have associated excavation to the rear garden area to lower the floor level by some 800mm. 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 (more than 50% remaining).

The extension would have a contemporary appearance, with large glazing with brick of the host building and two rooflights on the proposed flat roof, which is considered acceptable in design terms. The excavation of the rear garden would allow level access from the new rear extension to the garden.

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.

Due to the relatively minor size of the extension, it is considered that the proposal would not create any material harm to the amenity of the adjoining occupiers. A condition is placed to prevent the flat roof of the said extension to be used as a roof terrace.

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.

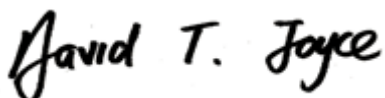
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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