

Mr Daniel Leon  
Square Feet Architects  
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London  
NW3 5BH  
United Kingdom

Application Ref: **2017/5231/P**Please ask for: **Nora-Andreea****Constantinescu**Telephone: 020 7974 **5758**

6 December 2017

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Variation or Removal of Condition(s) Granted**

Address:

**87 Belsize Lane  
London  
NW3 5AU**

Proposal:

Variation of condition 3 (approved plans) of planning application 2016/2089/P (dated 14/06/2016) for the replacement of rear conservatory with new rear infill extension, installation of rear dormer, alterations at front entrance; changes to include alterations to the balustrade material and rainwater pipe, to residential dwelling (Class C3).

Drawing Nos: Proposed drawings: 1626-L-112 Rev J; 1626-L-118 Rev K; 1626-L-119 Rev L;

Superseded drawings: 32\_BL\_07\_006 REV P3 (only Proposed ground floor plan); 32\_BL\_07\_012 REV P3; 32\_BL\_07\_008 REV P3 (only Proposed rear elevation).

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 if in CA] of the London Borough of Camden Local Plan 2017.

- 3 For the purposes of this decision, condition no.3 of planning permission 2016/2089/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans:

32\_BL\_07\_006 REV P3 (only Proposed first floor plan, Proposed second floor plan, Proposed third floor plan); 32\_BL\_07\_002 REV P3; 32\_BL\_07\_008 REV P3 (only Existing rear elevation); 32\_BL\_07\_011 REV P2; 1626-L-118 Rev K; 1626-L-112 Rev J; 1626-L-119 Rev L.

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

#### Informative(s):

- 1 Reasons for granting permission:

The proposed changes to the previous permission are in relation to the material of the rear balustrade. The proposal includes a cast iron balustrade to replace the glass one previously approved in relation to the terrace at rear ground floor level.

The proposed balustrade would match the dimensions, style and detailed design of the existing one adjacent which is part of the access to the rear garden from the ground floor level. The balustrade would be 1.1m high and would be painted black to match existing.

The proposed replacement of the glass balustrade to a metal will preserve the appearance and character of this Grade II listed building.

The proposed drainpipe would be cast iron and painted black which is considered to respect the existing character and appearance of the existing building.

Special regard has been attached to the desirability of preserving the listed building

or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. 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.

The proposed alterations due to their detailed design, location, scale and projection are not considered to cause harm to the neighbouring amenities in terms of overlooking, loss of privacy or outlook.

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

As such, the proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies D1 (Design), D2 (Heritage), A1 (Managing the impact of development) of London Borough of Camden Local Plan 2017.

- 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 Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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