

Sanya Polescuk
Sanya Polescuk Architects
8a Belsize Court Garages
Belsize Lane
NW3 5AJ

Application Ref: **2017/6116/P**
Please ask for: **Lisa McCann**
Telephone: 020 7974

15 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
3 Garden Flat Belsize Park Gardens
London
NW3 4LB

Proposal: Proposed erection of a single storey rear extension to include green roof and associated external alterations to ground floor flat including replacement of garden side gates and installation and relocation of new windows and doors to the flank wall

Drawing Nos: P100 REV P5, P101 REV P5, P111 REV P5, P210 REV P4, P211 REV P4, P220 REV P5, P221 REV P5, P300 REV P5, P301 REV P5, E000 REV P2, E010 REV P1, E100 REV P3, E101 REV P3, E111 REV P2, E210 REV P3, E211 REV P3, E220 REV P2, E221 REV P3, E300 REV P2, E301 REV P2.

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:

P100 REV P5, P101 REV P5, P111 REV P5, P210 REV P4, P211 REV P4, P220 REV P5, P221 REV P5, P300 REV P5, P301 REV P5, E000 REV P2, E010 REV P1, E100 REV P3, E101 REV P3, E111 REV P2, E210 REV P3, E211 REV P3, E220 REV P2, E221 REV P3, E300 REV P2, E301 REV P2.

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

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in relation to design, demolition and construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

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

Reason: In order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises in accordance with the requirement of policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 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).

- 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 Reasons for granting permission.

The proposal involves a lower ground floor rear extension measuring 8.5m wide, max depth of 3.7m and max height of 3m. The extension would include a green roof.

The scale and design of the proposed extension is considered acceptable, and would not harm the character of the host building. Given the location of the development to the rear of the property and the existing high side and rear boundary walls, the extension would appear subordinate to the large five storey property and would not be visually prominent within the conservation area.

The extension would include a contemporary design approach with glazed panels to the side elevations, helping to differentiate the development as a modern addition to the historic host building. The extension itself would have a yellow stock brick finish which would match the existing finish of the rear elevation and would include suitably sized fenestration and rear patio doors.

The proposal also includes the replacement of garden side gates and the installation and relocation of new windows and doors to the flank wall of the subject property at lower ground floor level. These are considered to be minor and sympathetic external alterations with suitably proposed materials which would not result in any detrimental impact to the character of the host property or surrounding conservation area.

The existing rear amenity space at the subject property would remain as a sufficient size and the proposal would not dominate this area. Due to generally modest scale of the proposed extension and the existing tall brick boundary wall currently in situ between the host property and its semi-detached neighbour no.1, the proposal is not considered to cause harm to the neighbouring amenity of this adjoining property in terms of loss of daylight, outlook or privacy.

The proposed extension would maintain a gap of approximately 2m from the shared boundary with no. 5. Due to the modest scale of the proposed extension and its setback from no. 5, the proposal is not considered to cause undue harm to the neighbouring amenity of this adjoining property in terms of a loss of daylight, outlook or privacy.

The applicant has submitted information regarding the proposed green roof, which the council's landscape officer has advised is acceptable and can be supported.

Information regarding existing trees on site and at neighbouring properties has also been submitted. A condition has been added to the decision notice to ensure that relevant tree protection measures are put in place.

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.

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 conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

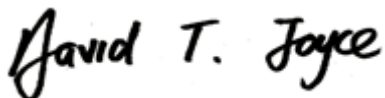
As such, the proposal is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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