

Application ref: 2018/0507/P  
Contact: Lisa McCann  
Tel: 020 7974  
Date: 1 March 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444  
camden.gov.uk  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Graham Ford Architects  
Britannia House  
11 Glenthorne Road  
London  
W6 0LH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**64 Ground Floor Flat Belsize Park Gardens**  
**London**  
**NW3 4NE**

Proposal:  
Proposed installation of new window on side elevation of flat  
Drawing Nos: PL-1000, PL-1001, PL-1011, 001 Revision A, 002 Revision A, 003 Revision A, 004 Revision A, 005 Revision A.

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:

PL-1000, PL-1001, PL-1011, 001 Revision A, 002 Revision A, 003 Revision A, 004 Revision A, 005 Revision A.

Reason:

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

- 4 The window hereby approved shall be provided with obscure glazing and fixed so that it is non-openable at a height less than 1.7 metres above the finished floor level and shall be permanently maintained as such.

To safeguard the residential amenity of neighbouring occupiers in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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.
- 2 Reasons for granting permission.

The proposal seeks to install a new window opening on the south eastern facing flank wall of the subject property. The traditional design, materials and minor nature of the proposed works are considered acceptable and would preserve the character and appearance of the host building and Belsize Park Conservation Area.

A condition shall ensure that the proposed window is obscure glazed and fixed so that it is non-openable at a height less than 1.7 metres above the finished floor level. This condition will ensure that the residential amenity of neighbouring occupiers is safeguarded. There are therefore no concerns regarding impact on the residential amenity of neighbouring occupiers.

One response was received from the Belsize Conservation Area Advisory Committee who commented that the window could be moved further away from the change in the external wall thickness. This was not an objection and the proposal is considered acceptable for the reasons outlined above. 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.

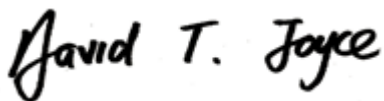
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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