

Application ref: 2018/0074/P  
Contact: Jaspreet Chana  
Tel: 020 7974 1544  
Date: 15 May 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)

Carpenter & Trail LLP  
59 Albert Road  
London  
N22 7AA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**31 Belsize Road**  
**London**  
**NW6 4RX**

Proposal: Conversion of garage with new glazing, erection of single storey rear lower ground extension with a green roof terrace, erection of rear second floor extension, rear patio extension, re-landscaping of rear garden and alterations to rear fenestrations.

Drawing Nos: 003.201, 003.202, 003.203, 003.204, 003.205, 003.206\_A, 003.207, 003.208\_A, 003.209, 003.210

The Council has considered your application and decided to grant permission subject to the following conditions:

#### Conditions and Reasons:

- 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 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: 003.201, 003.202, 003.203, 003.204, 003.205, 003.206\_A, 003.207, 003.208\_A, 003.209, 003.210.

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

- 4 Prior to commencement of development, full details in respect of the living roof shall be submitted to and approved in writing by the local planning authority.

The details shall include

- i. a maintenance schedule,
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used, and
- iii. full details of density species list, density of planting, depth of substrate .

The living roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies D1 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Access to the green roof on the single storey rear extension shall be provided for maintenance purposes only and the roof shall not be used as a terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies A1 and D1 of the London Borough of Camden Local Plan 2017.

#### Informatives:

- 1 Reasons for granting permission:

The full width single storey rear extension at the lower ground level would project 5m from the rear elevation and would have a green roof. The immediate neighbours Nos.29 and 33 Belsize Road have similar depth and height extensions therefore the proposed extensions design depth and scale would not be out of keeping with current character of the site. The design of the extension would preserve the character and appearance of the area.

The green roof would be visible from the upper floors of the surrounding properties and is acceptable, subject to further details of its design, planting species and maintenance being secured by condition. The applicant has confirmed that access to the green roof would be provided for maintenance purposes. A condition would be added to ensure this is the case.

The second floor extension would enclose the existing balcony and would align with the extensions of Nos.29 and 33 Belsize Road. The height, doors and scale of

the extension would be similar to the neighbouring properties. The extension is therefore acceptable.

New window openings are proposed at the lower and upper ground floor to maximise the amount of natural light entering the property. Although these are wider than the existing openings, given their location to the rear at the lower and ground floor levels and that the neighbouring properties openings differ in style and size it is not considered they would have a detrimental impact on the character within this row of terrace dwellings. Lastly, the front garage door is proposed to be replaced by bi-fold doors, this would be similar to that at No.33 Belsize Road therefore this would not be out of character within the street scene and would be acceptable.

Overall, the extensions design, size, scale and materials would all be considered acceptable and in accordance with the character and appearance of the existing dwelling and the surrounding area.

As the proposed single storey rear extension would come in line with both No.29 and 33 Belsize Roads extensions and would be no higher than the existing boundary walls on both sides of the dwelling it is not considered the extension would result in any significant loss of residential amenity to the neighbouring properties (Nos.29 and 33) from loss of light, overlooking or be overbearing impacts.

The second floor extension would come in line with the neighbouring extensions (Nos.29 and 33) and would be to the same height and have similar bi-fold doors, the extension would not cause a detrimental impact to the amenities of the neighbouring properties.

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

Therefore, it is considered that the proposed extensions would not significantly detract from the character and appearance of the subject dwelling or the surrounding area. The proposal would be in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017, as well as the London Plan 2016 and NPPF 2012.

- 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 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,

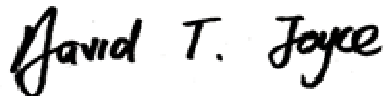
Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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 style with a large 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning