

Application ref: 2018/1439/P  
Contact: Stuart Clapham  
Tel: 020 7974 3688  
Date: 24 May 2018

**Development Management**  
Regeneration and Planning  
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Sterling Town Planning  
Flat 25, College Yard  
5 Gammons Lane  
Watford  
WD24 6BQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**140 Belsize Road**  
**London**  
**NW6 4BG**

Proposal: Erection of single storey rear extension at lower ground floor level. Alterations to front fenestration. Increase in length of front lightwell and new railings to front with associated landscaping (Retrospective).

Drawing Nos: 140BR/OSE (Site Location Plan), 140BR/01E, 140BR/02E, 140BR/03F, 140BR/04E, 140BR/05E, 140BR/06E

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 140BR/OSE (Site Location Plan), 140BR/01E,

140BR/02E, 140BR/03F, 140BR/04E, 140BR/05E, 140BR/06E

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

- 3 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The rear extension rooflight hereby approved (as shown on drawing 140BR/02E) shall be obscurely glazed and permanently retained as such.

Reason: In order to prevent unreasonable levels of artificial light spill to the above flats and ensure the privacy of future residential occupiers, in accordance with the requirements of Policy A1 of the London Borough of Camden Local Plan 2017.

- 5 The existing UPVC-framed window and French door, and composite front door to the front elevation (as shown on 140BR/03F) shall be removed within 3 months of the date of this decision and replaced with the timber framed windows/door hereby approved (as shown on drawing 140BR/03F).

Reason: In order to prevent continued harm to the character, appearance and visual amenity of the South Hampstead Conservation Area, in accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 The roof area of the rear extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

Reason: In order to prevent unacceptable overlooking of the neighbouring occupiers in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The application seeks to regularise (retrospectively) a number of alterations made to application 2017/1888/P of 07/09/2017 for the erection of a single storey rear extension to lower ground floor flat and alteration of window, door and new cast iron railings to front elevation and boundary.

The principle of the changes to the boundary treatment and front lightwell were found acceptable under the existing permission and they have been installed as previously approved.

The original permission approved timber framed French doors and window to the front elevation; however, uPVC versions have been installed. These are not considered acceptable on aesthetic and sustainability grounds, and are harmful to the character and appearance of the host building and conservation area. The

timber-framed replacements proposed as part of this application are considered acceptable by virtue of their design and materials. Their installation within 3 months from the date of this permission will be secured by condition to ensure that the harmful uPVC windows are removed. A timber front door was also approved as part of the previous application; however, a plastic composite version has been installed. This is not considered acceptable for the same reasons identified above. The proposals include its replacement with a timber-framed door and fan light which is acceptable. Their installation within 3 months from the date of this permission will also be secured by condition.

To the rear, the massing and design of the extension have previously been approved under the existing permission. The depth, height and design of the rear extension as constructed is in accordance with the approved drawings; however, retrospective consent is sought for changes to the rooflights and rear doors which have not been installed in accordance with the approved drawings. The substitution of a five-panel bi-folding door for a six-panel one is acceptable in design terms and would not impact on the amenity of neighbouring residential occupiers considering the enclosed nature of the rear garden with 2.5m boundary walls. The revised roof light arrangement is acceptable in design terms and, with the inclusion and retention of obscured glazing, would prevent excessive spill of artificial light to the above flats and maintain the privacy of the residential occupiers of the application property. The additional 1.3m length of garden excavation (to a depth of 1.1m) would not be considered to be significant enough in scale and proximity to the host building to justify the need for a basement impact assessment.

One objection has been received which has been duly taken into account prior to making this decision. The planning history of the site has been taken into account in making 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 s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and 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

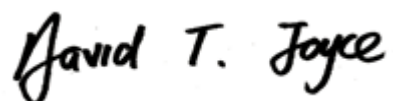
website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning