

Application ref: 2018/1458/P
Contact: John Diver
Tel: 020 7974 6368
Date: 14 June 2018

Development Management
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PBD
Flat B
19 Lambolle Road
London
NW3 4HS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

First floor flat
18 Belsize Grove
London
NW3 4UN

Proposal: Replacement of existing single glazed timber sash window with double glazed, timber French doors and retention of metal railing to front elevation of first floor flat (C3).

Drawing Nos: 01A, 02A, 03B, 04B, Covering letter produced by Pietro Belli Design; Site Location Plan.

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: 01A, 02A, 03B, 04B, Covering letter produced by Pietro Belli Design; Site Location Plan.

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

Informative(s):

- 1 Reasons for granting permission.

The application property is not listed but is located within the Belsize Park Conservation Area (CA) and is noted as making a positive contribution to the CA. Numerous properties along Belsize Grove which feature front porticos / balconies have replaced the original full height sash windows with French doors in the same position. Notwithstanding this, as the sash windows are characteristic, officers sought to ensure that any changes would retain the existing proportions and character of the overall front composition.

Following the submission of revisions at the request of conservation officers to include a transom bar to match the retained sash's, omit fanlight and utilise lighter timber frames, the proposed French doors are now considered visually sympathetic to the front composition of the host building. Although the fenestration would now feature a central division, it would otherwise match the existing sashes in terms of materials and proportions. Given that the existing balustrading and trees to the front of the site obscure the existing window from direct view, the change in appearance to include a central opening is not considered harmful to the character and appearance of the host building, preserving the character of the CA. Historic photography shows that the existing front railings and terrace have been in situ for a period of over 4years, meaning that these additions are lawful due to the passage of time. The retention of this railing and use of terrace is therefore not objectionable.

The proposed window alteration, retention of the front railing and use of the portico roof as a terrace would not result in any direct overlooking or loss of outlook or natural light to any neighbouring resident.

No responses were received following the public consultation process. The planning history of the site has been taken into account when coming to this decision. 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 2013.

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

development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

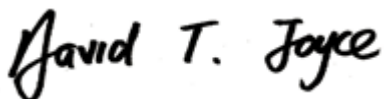
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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, slightly slanted style.

David Joyce
Director of Regeneration and Planning