

Application ref: 2018/1230/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 5 July 2018

Development Management
Regeneration and Planning
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Town Hall
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London
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new image design
2A Tiverton Road
London
N18 1DW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat Lower Ground and Ground Floor
221 Belsize Road
London
NW6 4AA

Proposal:
Erection of front porch and replacement of front door. Insertion of 2x rear rooflights
Drawing Nos: 485/PL/02 Rev.A, 485/PL/03, 485/PL/04 Rev.A, 485/PL/05 Rev.A, 485/PL/06
Rev.A, 485/PL/07 Rev.A and 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:

485/PL/02 Rev.A, 485/PL/03, 485/PL/04 Rev.A, 485/PL/05 Rev.A, 485/PL/06 Rev.A, 485/PL/07 Rev.A and site location plan.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposal is for the erection of a timber porch to the front entrance door, the replacement of the front entrance door and the insertion of 2x rooflights to the rear. It is noted that the property is set back from the footway and is well screened by a 2m high boundary wall. The rear of the property faces onto Kilburn Highroad station. Given the modest scale of the development, their design and siting it is considered that it would not cause harm to the character and appearance of the host property, street or the wider area.

Due to the scale and siting of the development is not considered to have an adverse impact on the amenity of neighbouring properties in terms of noise, privacy, overlooking or loss of light.

No comments were received during the consultation period. The planning history of the site has been 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 s.72 (CA's) 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 and D1 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.

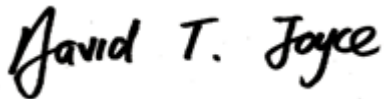
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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