

Application ref: 2018/2272/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 30 July 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Square Feet Architects
95 Bell Street
London
NW1 6TL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
77B Belsize Lane
London
NW3 5AU

Proposal: Erection of replacement ground floor rear conservatory extension; Erection of bin store and replacement of front and rear facing window fittings

Drawing Nos: Site Location Plan (1802_L_07), 1802_L_01, 1802_L_06 Rev A, 1802_L_08 Rev B, 1802_L_11 Rev B, Agent email dated 23/07/2018 ref proposed frame colours

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 policies 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: Site Location Plan (1802_L_07), 1802_L_01, 1802_L_06 Rev A, 1802_L_08 Rev B, 1802_L_11 Rev B, Agent email dated 23/07/2018 ref proposed frame colours

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

- 4 Prior to the commencement of development, the external timber box structure at the building's ground floor frontage shall be removed in its entirety. Confirmation of its removal should be sent to the Local Planning Authority in writing prior to any part of the development commencing.

Reason: To reduce unnecessary visual clutter, and preserve the character and appearance of the building frontage and surrounding conservation area in line with policy D1 and D2 of the Camden Local Plan 2017.

Informative(s):

- 1 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).
- 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.

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

David T. Joyce

David Joyce
Director of Regeneration and Planning