

Application ref: 2018/3068/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 23 August 2018

Development Management
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
20 Belsize Square
London
NW3 4HT

Proposal:
Variation of condition 2 (approved drawings) of planning reference 2018/1956/P dated 08/06/2018 (for Conversion of 2 x 4 bed flats into a 1 x 6 bed single family dwellinghouse); namely, the insertion of 1x rear rooflight.

Drawing Nos: Superseded drawings: 1257 - PL-003
Amended drawings: 1257 - PL-003 Rev.B and 1257-SK-010 Rev.B.

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 the original planning permission ref 2018/1956/P dated 08/06/2018.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 For the purposes of this decision, Condition 2 of planning ref. 2018/1956/P dated 08/06/2018 shall be replaced with the following conditions:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

1257- EX - 000, 1257- EX - 001, 1257- EX - 002, 1257- EX - 003, 1257- PL - 001, 1257- PL - 002, 1257- PL - 003 Rev.B and 1257-SK-010 Rev.B..

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application is seeking to amend a previously approved development for a conversion of 2 x 4 bed flats into a 1 x 6 bed single family dwellinghouse. The proposal will insert one small scale timber conservation style rooflight on the rear elevation of the main roof. It would appear as a subordinate and proportionate addition on the roofslope. It is considered that the proposal in terms of its scale, siting, design and materials would not cause harm to the character and appearance of the host property or the wider conservation area.

Given the siting and small scale, the proposal is not considered to have an adverse impact on any of the neighbouring property's amenity in terms of overlooking, privacy, loss of light or a sense of enclosure.

No objections were received prior to making this decision. Belsize CAAC raised no objection. The planning history of the site and surrounding area were 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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies H3, A1, D1, D2, T2 and CC1 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of the National Planning

Policy Framework 2012.

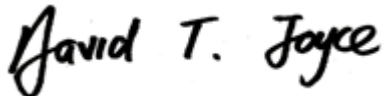
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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



David Joyce
Director of Regeneration and Planning