

Application ref: 2018/3722/P  
Contact: Sofie Fieldsend  
Tel: 020 7974 4607  
Date: 7 September 2018

**Development Management**  
Regeneration and Planning  
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Vorbild Architecture Limited  
31C Canteloves Road  
London  
NW1 9XR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**43 Belsize Lane  
London  
NW3 5AU**

Proposal:

Details pursuant to condition 3 (Materials) of appeal reference APP/X5210/D/17/3185825 (planning ref. 2017/2897/P) dated 09/01/2018 for: 'installation of a glazed balustrade around the perimeter of 2 x flat roofs of the dwelling house.'

Drawing Nos: A-(10)-010, A-(10)-011, A-(10)-012, A-(11)-010, A-(11)-011, A-(11)-012 and planning condition discharge -3 by Vorbild (all received 4/9/18).

Informative(s):

#### **1 Reason for granting consent**

The appeal inspector stated that due to the relatively small scale of the proposed railings, and given the more diverse design and the variety of roof forms within the buildings on the south west side of Belsize Lane, they considered that the overall effect of the proposal on the character and appearance of the conservation area would be a neutral one subject to the materials. Details of the proposed materials and colours for the railings and glazing were requested in order to ensure that these complement the existing building and to preserve the appearance of the conservation area. The glazed balustrade would be constructed from optic white frameless safety glass with a

stainless steel band along the bottom of the glass. Although the proposal will be visible from the street, it is considered that the proposed materials would complement the host property and not detract from the character and appearance of the conservation area. The Council's Conservation Officer has raised no objection to the material proposed.

No objections have been received prior to making this decision. The site's planning history 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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the submitted details are in general accordance with policies D1 and D2 of the Camden Local Plan 2017.

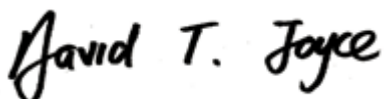
- 2 You are advised that all conditions relating to appeal reference APP/X5210/D/17/3185825 (planning ref. 2017/2897/P) dated 09/01/2018 which need details to be submitted, have been approved.

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