

Application ref: 2017/6589/P  
Contact: Ben Farrant  
Tel: 020 7974 6253  
Date: 19 October 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Ringley Limited  
Ringley House  
349 Royal College Street  
London  
NW1 9QS

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**47 Belsize Park Gardens  
London  
NW3 4JL**

Proposal:

Various minor alterations including changes to front portico, erection of balustrade at front boundary and repaving of front access path.

Drawing Nos: Location Plan (unnumbered), 18012-01\_Rev.S2, 18012-02\_Rev.S1, 18012-03\_Rev.S1 (Existing and Proposed Block Plan), 18012-03\_Rev.S1 (Proposed Elevations) & Design and Access Statement (unnumbered)

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: Location Plan (unnumbered), 18012-01\_Rev.S2, 18012-02\_Rev.S1, 18012-03\_Rev.S1 (Existing and Proposed Block Plan), 18012-03\_Rev.S1 (Proposed Elevations) & Design and Access Statement (unnumbered).

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

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.
- 3 Reasons for granting permission.

The proposal is for a number of minor alterations to the front of the property, including the restoration of the portico cornice and dentil course to its original profile, installation of new balustrade and capping wall treatment to the front garden boundary, and the replacement of the existing front entrance path with black and white Victorian-style tiles in a chequer pattern.

It is considered that the proposed alterations would be relatively minor and would reintroduce some characterful elements to the property which have previously been lost. The additions to the front of the property, despite being entirely visible within the public realm, would not be immediately prominent and would serve to preserve and indeed enhance the character and appearance of the host property, streetscene and conservation area.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

Given the minor scale of the proposed alterations, the proposal is considered to be acceptable in terms of its impact on residential amenity.

No objections were received following public consultation. The planning history of the site and surrounding area has been considered when determining this application.

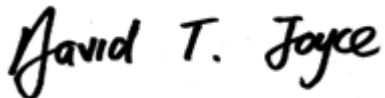
As such, the proposed development is in general accordance with policies D1, D2 and A1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

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