

Application ref: 2018/2647/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Date: 31 October 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Dr Peter Smith Architect & Planners
18 A Fitzjohn's Avenue
London
NW3 5NA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
67 Belsize Park
London
NW3 4EH

Proposal:
Demolition and re-instatement of front boundary wall including installation of balustrade and piers, re-paving of front entrance area and installation of metal gates.

Drawing Nos: 67 Belsize Park Proposed layout in front area March 2018, Plan and elevation of typical pier and balustrade March 2018, Detail of Proposed Gates In Front Area March 2018.

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: 67 Belsize Park Proposed layout in front area March 2018, Plan and elevation of typical pier and balustrade March 2018, Detail of Proposed Gates In Front Area March 2018.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The re-paving of the existing hard landscaped areas and entrance steps to the front of the site and new boundary treatment are considered to represent minor alterations that would improve the overall appearance and setting of the host building. Furthermore, the proposed bottle balustrade detailing to the front wall of the site would match the design and appearance of several front boundary treatments to neighbouring properties in the street and is considered to preserve and enhance the appearance of the surrounding conservation area.

Whilst black painted metal railings/gates are not a common feature of the surrounding area, their low level and traditional appearance are considered to be sympathetic to the character and setting of the host and neighbouring properties and would not detract from the character of the wider conservation area.

The proposed alterations would not harm the amenity of neighbouring residents in terms of loss of light, outlook or privacy.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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.

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

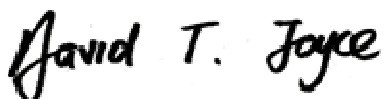
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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

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