

Application ref: 2018/6281/P
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Development Management
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Mitzman Architects LLP
Unit 1 Primrose Mews
Sharpleshall Street
London
NW1 8YW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
13 Belsize Lane
London
NW3 5AD

Proposal: Erection of rear extension following partial demolition of existing. Rear/side fenestration alterations. Insertion of 1x side rooflight.

Drawing Nos: 293-DWG-000-OS Rev.P1; 293-DWG-000-00b Rev.P1; 293-DWG-001-01b Rev.P1; 293-DWG-002-02b Rev.P1; 293-DWG-003-RPb Rev.P1; 293-DWG-011-02b Rev.P1; 293-DWG-012-03b Rev.P1; 293-DWG-010-01b; 293-DWG-020-AA Rev.P1; 293-DWG-100-00b Rev.P1; 293-DWG-102-02b Rev.P1; 293-DWG-103-RPb Rev.P1; 293-DWG-110-01b Rev.P1; 293-DWG-101-01b Rev. P2; 293-DWG-111-02b Rev.P1; 293-DWG-112-03b Rev.P1 and 293-DWG-120-AA Rev.P1.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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:

293-DWG-000-OS Rev.P1; 293-DWG-000-00b Rev.P1; 293-DWG-001-01b Rev.P1; 293-DWG-002-02b Rev.P1; 293-DWG-003-RPb Rev.P1; 293-DWG-011-02b Rev.P1; 293-DWG-012-03b Rev.P1; 293-DWG-010-01b; 293-DWG-020-AA Rev.P1; 293-DWG-100-00b Rev.P1; 293-DWG-102-02b Rev.P1; 293-DWG-103-RPb Rev.P1; 293-DWG-110-01b Rev.P1; 293-DWG-101-01b Rev.P2; 293-DWG-111-02b Rev.P1; 293-DWG-112-03b Rev.P1 and 293-DWG-120-AA Rev.P1.

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

- 4 The flat roof of the single storey rear extension hereby approved shall not be used at any time as amenity space, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal is for a replacement single storey infill rear extension following the partial demolition of the existing. The extension will modestly increase its footprint to infill a gap of 0.7m wide and 2.4m deep. The overall eaves height will increase by 0.6m with a flat roof proposed. The extension will be brick to match the existing with a frameless window on the rear and a set of timber patio side doors. Although a fully glazed rear elevation would not be supported on the rear elevation the proposed window is considered to respect the proportions of this elevation.

The proposed rear extension would not be visible from the public realm and it is considered that the proposal would still allow for the retention of a generously sized and usable rear garden. Although the replacement rear extension would involve an increase in scale, this would only be slight and as such is acceptable in this instance. It is considered to respect the prevailing pattern of development on this side of Belsize Lane. Overall, the proposed replacement rear extension would remain subordinate to the host building in terms of design, form and scale, and would respect and preserve the design and proportions of the host property, streetscene and wider conservation area.

The proposal will replace the door on the rear bay with a set of timber doors in a similar design to the existing. One new side rooflight will be inserted on the main roof which will match the scale and detailed design of the existing rooflight. It is considered that these alterations would not detract from the character and appearance of the host property, streetscene or wider conservation area.

Although the replacement extension will increase modestly in scale, it is considered that given its separation distance to the neighbouring properties its increase in this instance would not have a detrimental impact on the residential amenities of the neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy to an extent that would warrant a reason for refusal. A condition is attached to ensure that the flat roof is not used as a terrace. The fenestration alterations and new rooflight do not raise any amenity concerns.

The site's planning history has been taken into account when coming to this decision. No objections have been received following statutory consultation. The Fitzjohns/Netherhall CAAC raised no objection.

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 (ERR) 2013.

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

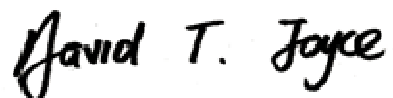
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 paragraph 38 of the National Planning Policy Framework 2018.

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