

Application ref: 2018/5913/P  
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Date: 19 February 2019

**Development Management**  
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Mr Andrew Tugwell  
12 Belsize Road  
London  
NW6 4RD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**10 & 12 Belsize Road**  
**London**  
**NW6 4RD**

Proposal:

Erection of a part single part two storey side extension to no.12 (to include removal of existing boundary wall)

Drawing Nos: 1546\_L\_001, 1546\_L\_011, 1546\_L\_012, 1546\_L\_015, 1546\_L\_016, 1546\_L\_021A (revised version received 15.2.19), 1546\_L\_022 (revised version received 15.2.19), 1546\_L\_025A, 1546\_L\_026A; Planning Statement.

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 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: 1546\_L\_001, 1546\_L\_011, 1546\_L\_012, 1546\_L\_015, 1546\_L\_016, 1546\_L\_021A (revised version received 15.2.19), 1546\_L\_022 (revised version received 15.2.19), 1546\_L\_025A, 1546\_L\_026A; Planning Statement.

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

#### Informative(s):

- 1 Reasons for granting permission:

Planning permission ref 2016/3518/P has been granted on 26.8.16 for a part single part two storey side extension at no.12 which is still extant. This new scheme is effectively a variation of that by now aligning the side wall parallel with no.10's flank wall so that the rear elevation of the new extension is wider. In addition the side extension is further set back from the front and rear elevations.

The street is comprised of blocks of five or six dwellings and reads as a terrace in design terms. The development of the space between the 2 sites at nos. 10 and 12 would reduce the visual gap between these dwellings. However, only static views directly in front of the property would be affected and overall the development would not unreasonably harm the streetscene. Moreover the visual effect would not be materially different from that caused by the previous planning permission. The proposed two storey side extension would not affect the terraced character of the street and would appear subordinate in bulk and form to the host building.

The proposed extension would be constructed with matching brickwork and timber framed windows and doors which are considered to be appropriate materials.

The proposed side extension would not project beyond the rear building line of the property and would have no side facing windows. The proposed extension would not adversely impact upon the amenity of adjoining residential occupiers.

The proposal would involve the removal of a large section of the boundary wall between Nos. 10 and 12 Belsize Road to accommodate the extension. However both of these adjoining sites are under the same ownership so there would be no loss of amenity.

No objections were received on the proposal prior to making this decision. The application site's planning history and relevant appeal decision were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 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.

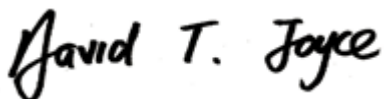
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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



David Joyce  
Director of Regeneration and Planning