

Application ref: 2019/3670/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 23 September 2019

Development Management
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Contemporary Design Solutions
46 Great Marlborough Street
London
W1F 7JW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**10 A Belmont Street
London
NW1 8HH**

Proposal:

Amendment to application ref:2019/1107/P dated 11/07/2019, to extend the depth of the terraces at first to fourth floor levels, and glass canopy at fourth floor level, by 550mm (from 1850mm to 2400mm).

Drawing Nos: 190720-A(GA)110_Rev.A, 190720-A(GA)120_Rev.A, 190720-A(GA)130_Rev.A, 190720-A(GA)140_Rev.A, 190720-A(GA)150_Rev.A, 190720-A(GA)400_Rev.A, 190720-A(SO)001, 190720-A(SO)100, 190720-A(SO)110, 190720-A(SO)120, 190720-A(SO)130, 190720-A(SO)140, 190720-A(SO)150, & 190720-A(SO)400.

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: 190720-A(GA)110_Rev.A, 190720-A(GA)120_Rev.A, 190720-A(GA)130_Rev.A, 190720-A(GA)140_Rev.A, 190720-A(GA)150_Rev.A, 190720-A(GA)400_Rev.A, 190720-A(SO)001, 190720-A(SO)100, 190720-A(SO)110, 190720-A(SO)120, 190720-A(SO)130, 190720-A(SO)140, 190720-A(SO)150, & 190720-A(SO)400.

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:

10a Belmont Street is an imposing locally listed former piano factory dating from 1860 with a stock brick façade cladding a metal frame. To the rear of the site is a modern extension that backs onto a service yard and car park used by the site and adjoining properties. The property is not a listed building (though it is locally listed), nor is it within a conservation area.

The application proposes to extend 4no. previously consented rear facing terraces at first to fourth floor levels (ref: 2019/1107/P dated 11/07/2019), by 550mm (from 1850mm to 2400mm). This application also originally proposed a solid roof above the fourth floor terrace to form an extension to the existing roof

terrace at fifth floor level, however the plans were amended to remove this element following officer concern on design and amenity grounds.

It is acknowledged that the site has a long planning and enforcement history, and the property has been extended and altered in a number of ways, particularly in recent years. The rear elevation of the original property is almost entirely obscured by a large rear extension at ground to fourth floor level. Whilst it is acknowledged that the cumulative works to the property are numerous, it is considered that maintaining the previously approved width of the terraces whilst extending their depth by 550mm would have little impact on the historic interest of the original building. The additional depth would maintain the style and materials previously approved, and is considered to be appropriate and of a character to the host building and surrounding area.

The terraces would be within close proximity of neighbouring residential windows, particularly at 21 Ferdinand Street to the north of the site. It is acknowledged that no.21 has a terrace at second floor and roof levels some 6m from the proposed terraces. The properties both overlook the service yard meaning, there is currently overlooking between the properties, particularly from second floor upwards.

The proposed development would benefit from obscure glazed privacy screens to the side elevations which would help to mitigate overlooking to some degree. Whilst it is acknowledged the terraces would continue to facilitate some overlooking from the rear (east) elevation, this is considered not result in unduly harmful levels of overlooking given the existing arrangement and previously approved scheme. It is further noted that, to some degree, the 2.4m long privacy screens could help to improve the overlooking between the units when inside the property.

On balance, considering the existing arrangement of properties and level of overlooking currently achievable, it is considered that the proposal would not result in undue harm to neighbours in terms of overlooking and refusal is not warranted on this basis.

Given the scale of the proposed extended roof terraces, it is considered that they are unlikely to result in large gatherings of people with the associated noise concerns. On balance, refusal would not be warranted on this basis.

Given the siting, scale and design of the proposed development, it is considered not to result in undue harm to the level of daylight/sunlight or outlook to neighbouring properties.

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


Given the above assessment, the proposed development is in general accordance with policies A1, A4, D1 & D2 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

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 2019.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer