

Application ref: 2019/3053/P  
Contact: Rachel English  
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Date: 7 October 2019

**Development Management**  
Regeneration and Planning  
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United Kingdom

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Householder Application Granted**

Address:  
**61 A Belsize Lane**  
**London**  
**NW3 5AU**

Proposal:  
Installation of dormer window to rear roofslope, replacement rooflights to front roofslope and installation of timber doors to ground floor front facade

Drawing Nos: Site location plan, P101 dated September 2019, P801 dated May 2019

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:

Site location plan, P101 dated September 2019, P801 dated May 2019

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

Informative(s):

- 1 Reasons for granting permission:

Permission is sought for the installation of a rear dormer window and replacement rooflights on the front roofslope. At ground floor level it is proposed that the existing garage door and front door be replaced with a hardwood screen. Following officer comments, the dormer has been reduced in width to be similar to numbers 61B and 61C. The plans have also been revised to retain the oriel window on the front facade.

The site forms part of a terrace of three similar dwellings. The approved dormer window at the adjacent property number 61B Belsize Lane has a maximum width of 2.5metres. The proposed dormer would be similar in size to that and it would be appropriately subordinate to the main roof and host building and set away from the eaves and party walls. The proposed rooflights would be in similar locations to the existing rooflights. As such the proposed alterations to the roof would be acceptable in design terms and not harm the character and appearance of the host building or the Belsize Conservation Area in compliance with Camden Planning Guidance and policies D1 and D2 of the Camden Local Plan.

At ground floor level the proposed changes to the doors would give a contemporary appearance that would not detract from the character and appearance of the terrace of three dwellings. The oriel window would be retained which is considered a design feature of these three dwellings. The proposed changes at ground floor are considered acceptable in design terms.

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.

One objection was received prior to making this decision and the comments have been duly considered in the consultation summary. The planning history of the site has been taken into account when coming to this decision.

The proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2019.

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope

Chief Planning Officer