

Application ref: 2019/5107/P
Contact: Nathaniel Young
Tel: 020 7974 3386
Date: 13 December 2019

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

Phone: 020 7974 4444

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Format
The Studio
63-65 Goldney Road
London
W9 2AR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A, 34 Belsize Park Gardens
London
NW3 4LH

Proposal: Alterations to side elevation of lower ground floor flat, including relocation of entrance door; blocking up 2 x existing windows and creation of 2 x new windows.

Drawing Nos: LM-100, P100-4, P101-4, P-200 Rev A, P-201 Rev A, E-100, E-101, E-200, E-201, XDA.01, WA.01 & WA.02

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 LM-100, P100-4, P101-4, P-200 Rev A, P-201 Rev A, E-100, E-101, E-200, E-201, XDA.01, WA.01 & WA.02

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

Informative(s):

- 1 Reasons for granting permission.

The proposed, new, repositioned door and windows are considered acceptable in terms of design, and would not harm the character and appearance of the subject property or wider conservation area. The openings where the existing door and windows are sited would appropriately be blocked up, rendered, and painted to match existing finish of the side elevation wall. The newly created openings would be of a similar scale to the existing, and all of which would be positioned on the same section of the side elevation wall as the existing openings. As such, the new openings would be no more visible or prominent than the existing. With the exception of a small design change in the number of panels, the proposed four panel door would be similar in appearance to the existing six panel door, as it would fit a similar opening size, use softwood timber materials with similarly proportioned and positioned panels, door knob and letter box on the front. The new windows would also be of a similar design to the existing, being made up of softwood timber frames with a mixture of fixed panels and a small top hung casement window. The northernmost window would change from one fixed panel to two side by side fixed panels, however, this increase in opening width is not considered to cause undue harm to the character and appearance of the subject building, the proposed windows are considered to be proportional to the existing fenestration and would respect hierarchy of fenestration present.

The proposed repositioned door and windows would afford no new views beyond what has been established, the new door and windows would continue to face the boundary wall shared with No. 32 Belsize Park Gardens to the west. The proposal would involve no additional bulk and mass and no change in the use or activity near the entrance to the property. As such, it is not considered that there would be any harm to residential amenity.

No objections were received following statutory consultation. The sites 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.


- 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 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.
- 4 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.
- 5 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)

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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 centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer