

Application ref: 2019/5314/P
Contact: Mark Chan
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Date: 1 April 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Lipton Plant Architects
Seatem House
39 Moreland Street
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EC1V 8BB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 11
27 Belsize Park
London
NW3 4DU

Proposal: Removal of dormer windows and erection of new front, side and rear dormer windows and rear roof terrace and enlargement of side rooflights.

Drawing Nos: Design and Access Statement, Heritage Statement, Block Plan, 30001, 30002, 30003, 30004, 30005, 30006, 30007, 30008, 31001, 31002 rev D, 31003 rev C, 32001 rev C, 32002 rev D, 32003 rev B, 33001 and 33002

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:

Drawing Nos: Design and Access Statement, Heritage Statement, Block Plan, 30001, 30002, 30003, 30004, 30005, 30006, 30007, 30008, 31001, 31002 rev D, 31003 rev C, 32001 rev C, 32002 rev D, 32003 rev B, 33001 and 33002 (Last received 01/04/2020)

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

Informative(s):

- 1 Reasons for granting permission:

The application site contains a four-storey, semi-detached villa which has been subdivided into 11 flats. It is located in the Belsize Park Conservation Area but is not listed. The proposal includes the removal of existing dormer windows and installation of new front, side and rear dormer windows and enlargement of existing side rooflights in order to increase the size of the existing top floor flat.

The proposed front, side and rear dormer windows and rear roof terrace would replace existing dormer windows. Whilst the new dormer windows will be slightly larger in size, their sizes are still in accordance with the Council's design guidance and are considered to be subordinate within the roof slopes. The dormers will have timber painted casement windows, lead flashing and flat roofs to match the existing dormer windows.

The size and design of the front and rear dormer windows and rear roof terrace would match that of at No. 26 Belsize Park so that symmetry of the semi-detached pair is maintained. The side dormer window would be set back to the rear and screened by the chimneys; not visible to the public realm.

It is observed that the many properties along Belsize Park, including the adjacent No. 26 and nearby properties No. 29 and No. 24 have front, side and rear dormer windows installed. As such, it is considered the proposed dormers are not out of keeping with the character and appearance of the wider conservation area. Given its design, materials, siting and similar dormer windows nearby, it is considered the dormer windows would not be an incongruous addition to the host property and would not have a detrimental impact on the character and appearance of on the Conservation Area.

The applicant is also seeking to enlarge 2x rooflights on the side roof slope. Whilst the new rooflights will be slightly larger, they would be installed behind existing chimneys. Given the location of the rooflights, they would not be observable from public and private realms. It is considered the character and

appearance of the host property and wider area would not be adversely impacted.

The proposed development would not result in additional overlooking of neighbouring residential properties or cause other harmful amenity impacts.

No objections have been received prior to making this decision. The site's 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 proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF 2019.

- 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 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.

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 'DP', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer