

Application ref: 2020/0376/P
Contact: Jennifer Walsh
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Date: 30 April 2020

Development Management
Regeneration and Planning
London Borough of Camden
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c/o Hayatsu Architects
Unit 101, 1st floor,
Sugarhouse Studios
19 Collett Road
London
SE16 4DJ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2 Raised Ground Floor
7 Buckland Crescent
London
NW3 5DH

Proposal:

Creation of a new window opening to the rear elevation at raised ground floor level to existing Flat (Class C3)

Drawing Nos: Site Location Plan; 00.10; 00.12; 10.00; 12.00;

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; 00.10; 00.12; 10.00; 12.00;

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.

The application site is a large three storey property located to the east of Buckland Crescent. The property is not a listed building, but it is located within the Belsize Park Conservation Area. The property is split into flats and this application relates to the first floor flat, flat 2.

The application seeks approval for the insertion of a timber double glazed sash window to the rear of the property to provide additional light into the existing living room. The dimensions and location of the window is considered acceptable as it would align with the windows on the upper level and would not be overly dominant to the rear elevation and therefore is considered acceptable in design terms.

There are already windows overlooking the rear garden and the existing roof light to the ground floor unit from the conservatory and therefore, there would be negligible harm to the amenity of adjoining residential occupiers.

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

As such, the proposed development is in general accordance with policy A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, London Plan (Intend to Publish) 2019 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