

Application ref: 2020/1614/P
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Date: 3 July 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk/planning

Xul Architecture
33 Belsize Lane
London
NW3 5AS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat 3rd Floor
50 Belsize Park Gardens
London
NW3 4ND

Proposal: Erection of new enlarged rear dormer extension following the demolition of existing, replacement existing windows of the side dormer roof extension and installation of new skylights to the flank elevation.

Drawing Nos: EX-01 P-00; EX-02 REVP-00; LP-00 P-00; PA-01 REVP-00; PA-02 REV P-00 and Design and Access Statement commissioned by XUL Architecture dated 03.04.20.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: EX-01 P-00; EX-02 REVP-00; LP-00 P-00; PA-01 REVP-00; PA-02 REV P-00 and Design and Access Statement commissioned by XUL Architecture dated 03.04.20.

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

Informatives:

- 1 Reason for granting permission:

Planning permission is sought for the erection of a replacement rear dormer extension, replacement of the windows to the side dormer, replacement of 1 x skylight and installation of a new skylight to the side roofslope with an addition rooflight to the rear; all associated with the third floor flat.

The proposed rear dormer extension would preserve the character and appearance of the host building, given its central location and matching material. The dormer would be constructed with timber framed sash windows to match the other windows on the rear elevation. The rear dormer would be proportionately set back from the host property's ridge and 0.7m above the eaves line. Officers consider that the rear dormer would appear subordinate to the main building, introducing a sense of symmetry between the semi-detached properties which would preserve the character and appearance of this part of the Belsize Park Conservation Area.

The proposed works to replace the timber casement and sash windows within the side dormer window is considered acceptable as it would offer better uniformity and symmetry with the existing windows below and overall the changes would enhance the visual appearance of the host building. No further changes are proposed to the existing side dormer.

It is proposed to alter and install new conservation style rooflights to the rear and side elevations. They would be flush to the roofslope and would be suitably subordinate in size for the roof. Overall, the proposed extension and alterations to the side and rear roof slope would preserve the character and appearance of the host building nor and the Belsize Park Conservation Area.

A consultation response was received from neighbours seeking confirmation if the proposed rear dormer window would have an impact on their amenity in terms of overlooking/loss or loss of privacy. However the proposed rear dormer extension would be appropriately setback from the neighbouring properties and the changes to the dormer windows to the flank elevation would not exacerbate existing levels of overlooking. Similarly, the proposed rooflights would not exacerbate existing levels of overlooking given their positioning within the side and rear roof slope. Overall it is not anticipated that the proposed roof alterations would be harmful to the neighbouring amenities in terms of loss of light or privacy.

The site's planning history was taken into account when determining this

application. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. The proposals are acceptable in terms of policies A1, D1 and D2 of the Camden Local Plan 2017.

- 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 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.
- 4 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.

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
Director of Economy, Regeneration and Investment