

Application ref: 2018/1956/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 8 June 2018

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

HUB Architects and Designers Ltd.
15 Hoopers Yard, Kimberley Road
London
NW6 7EJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
20 Belsize Square
London
NW3 4HT

Proposal:
Conversion of 2 x 4 bed flats into a 1 x 6 bed single family dwellinghouse
Drawing Nos: 1257- EX - 000, 1257- EX - 001, 1257- EX - 002, 1257- EX - 003, 1257- PL - 001, 1257- PL - 002 and 1257- PL - 003.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

1257- EX - 000, 1257- EX - 001, 1257- EX - 002, 1257- EX - 003, 1257- PL - 001, 1257- PL - 002 and 1257- PL - 003.

Reason:

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

Informative(s):

1 Reasons for granting permission.

The proposal consists of the conversion of two existing flats to form a 6 bedroom dwellinghouse. This would result in the net loss of one residential unit, this net loss to convert the property into a single family dwelling would therefore remain in accordance with policy H3. The proposed 6 bedroom unit would be of a high amenity standard for future residents through both the internal and external level of accommodation which would be delivered.

As the permission would not include any external alterations, the development would not result in any design or conservation issues. The development would preserve the character and appearance of the Conservation Area. Similarly the development would not result in any detrimental impact upon the amenities of neighbouring occupiers or upon the condition and safety of the local transport network.

No objections were received prior to making this decision. Belsize CAAC raised no objection The planning history of the site and surrounding area were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies H3, A1, D1, D2, T2 and CC1 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2012.

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 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

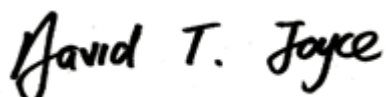
dwellings. You are advised to consult the Council's Building Control Service,
Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

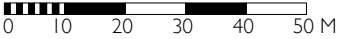
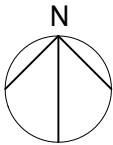
Yours faithfully


A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a horizontal line underneath it.

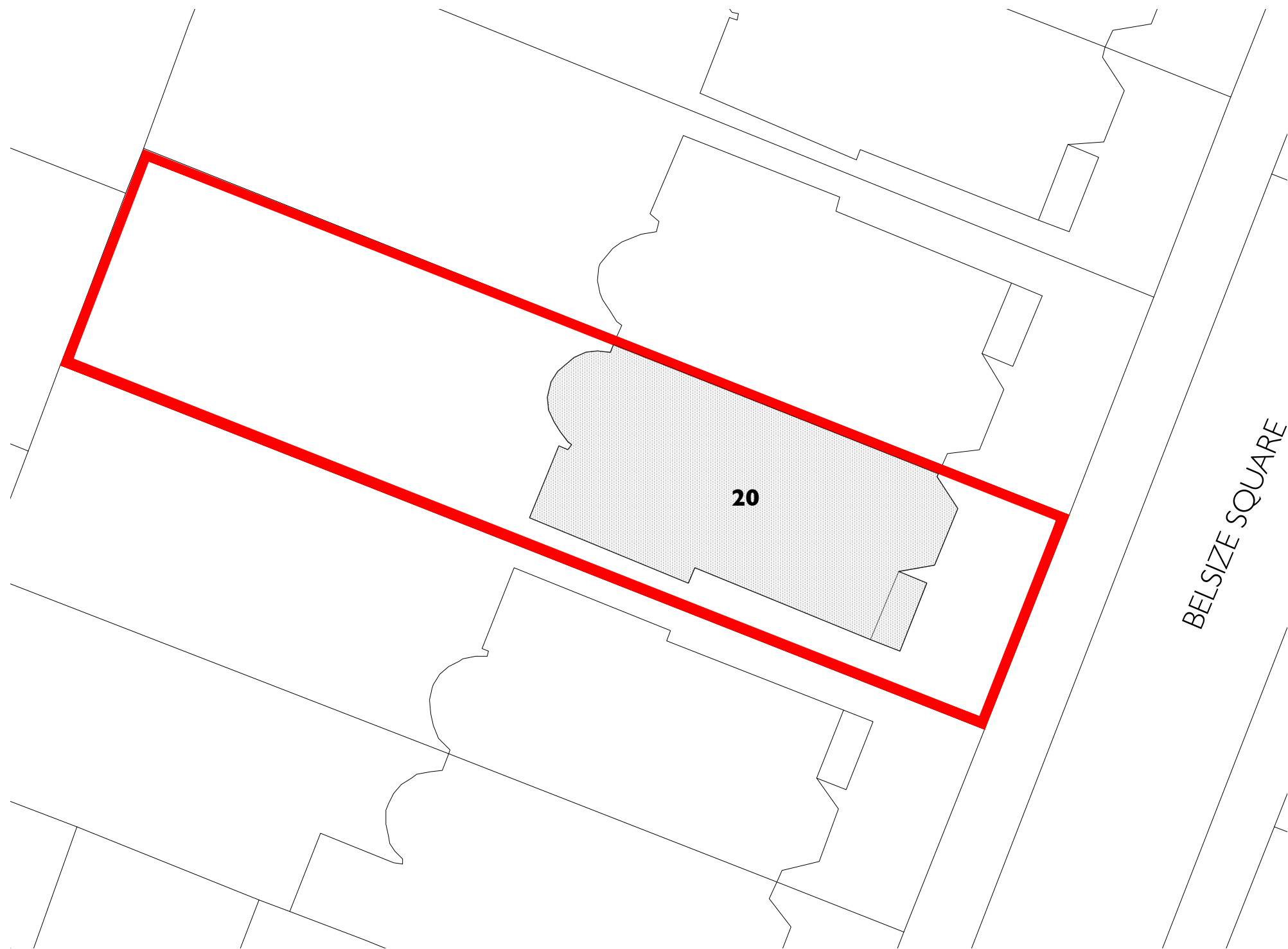
David Joyce
Director of Regeneration and Planning



LOCATION PLAN




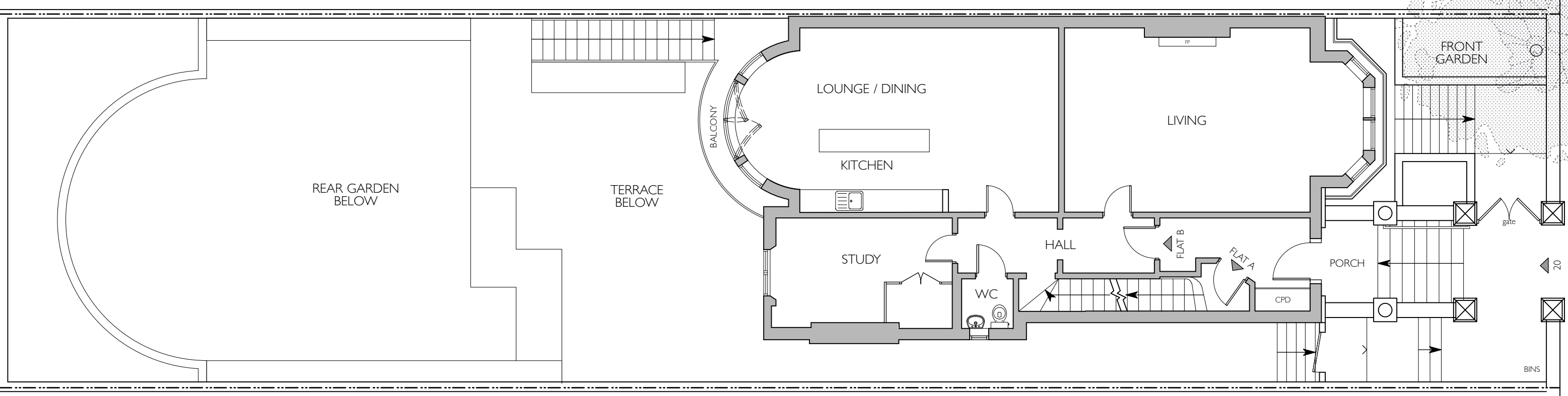
	15 HOOPERS YARD LONDON NW6 7EJ t : 020 7328 2576 f : 020 7624 7811 Email: info@hubarchitects.co.uk	All dimensions are to be checked on site before commencement of works. All sizes and dimensions to any structural elements are indicative only. See structural engineer's drawings for actual sizes/dimensions. Sizes of and dimensions to any service elements are indicative only. See service engineer's drawings for actual sizes/dimensions. This drawing to be read in conjunction with all relevant Architect's drawings, specifications and other consultants' information.	Rev. -	Date. -	Description. -	Initial. -	PLANNING	
							Project:	20 BELSIZE SQUARE, NW3 Drawing: LOCATION PLAN
							Scale:	1:1250 @ A3 DWG: 1257 - EX - 000
							Date:	APRIL 2018 Revision: -



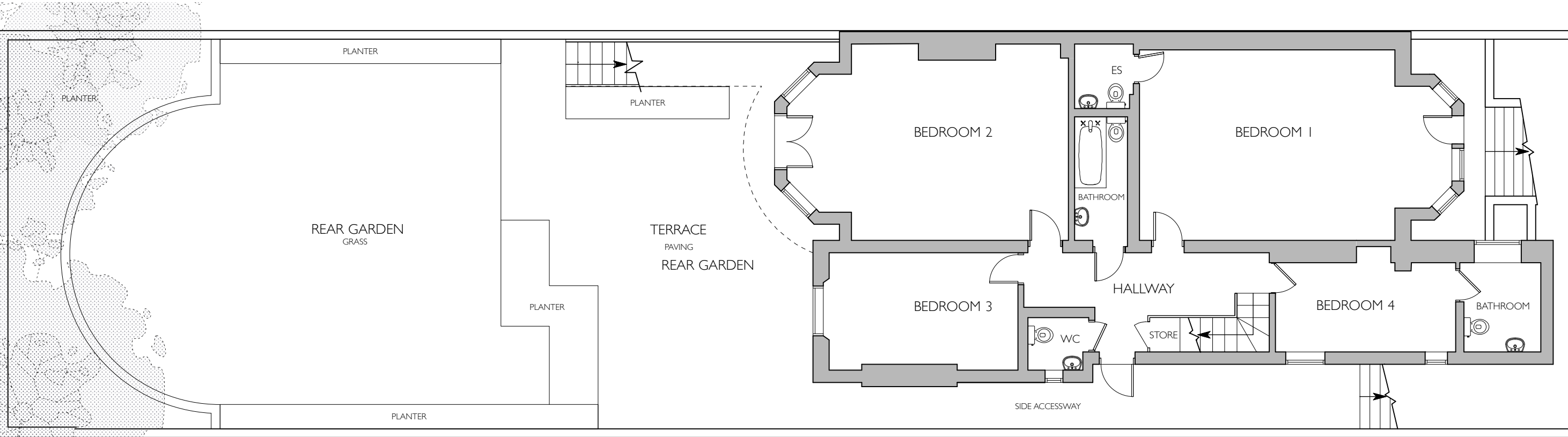
EXISTING BLOCK PLAN



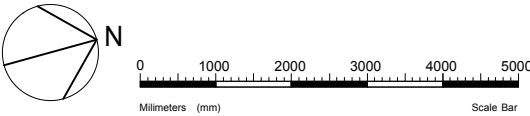
	15 HOOPERS YARD LONDON NW6 7EJ t : 020 7328 2576 f : 020 7624 7811 Email: info@hubarchitects.co.uk	<small>All dimensions are to be checked on site before commencement of works. All sizes and dimensions to any structural elements are indicative only. See structural engineer's drawings for actual sizes/dimensions. Sizes of and dimensions to any service elements are indicative only. See service engineer's drawings for actual sizes/dimensions. This drawing to be read in conjunction with all relevant Architect's drawings, specifications and other consultants' information.</small>	Rev. -	Date. -	Description. -	Initial. -	PLANNING	
							Project: 20 BELSIZE SQUARE, NW3	Drawing: EXISTING BLOCK PLAN
							Scale: 1:200 @ A3	DWG: 1257 - EX - 001
							Date: APRIL 2018	Revision: -



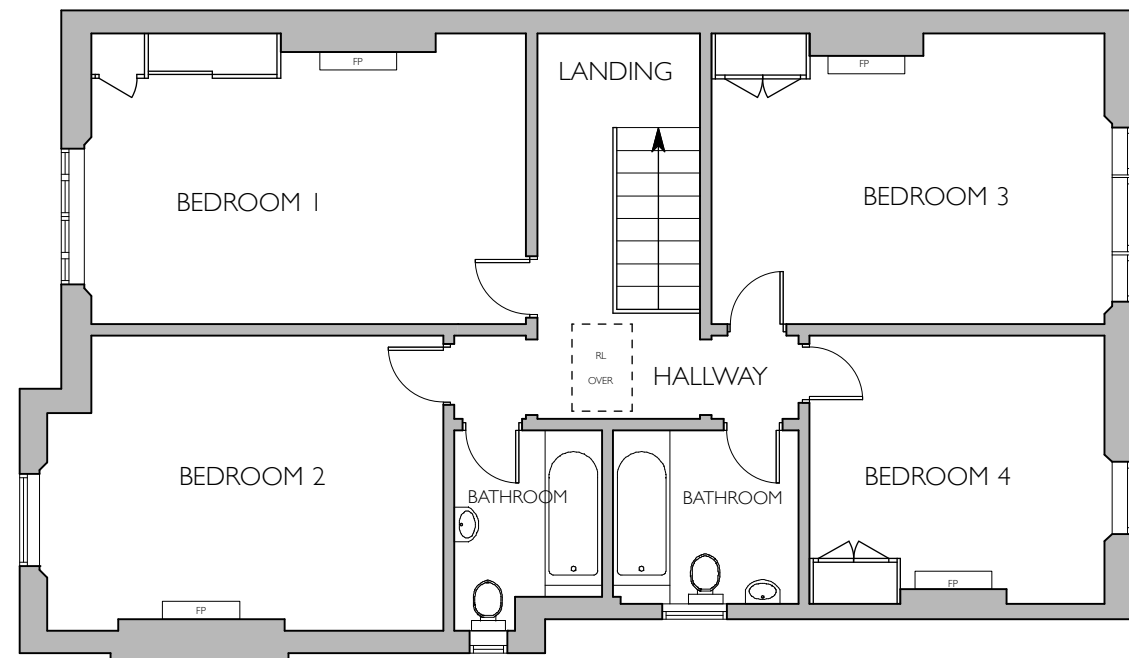
EXISTING GROUND FLOOR PLAN



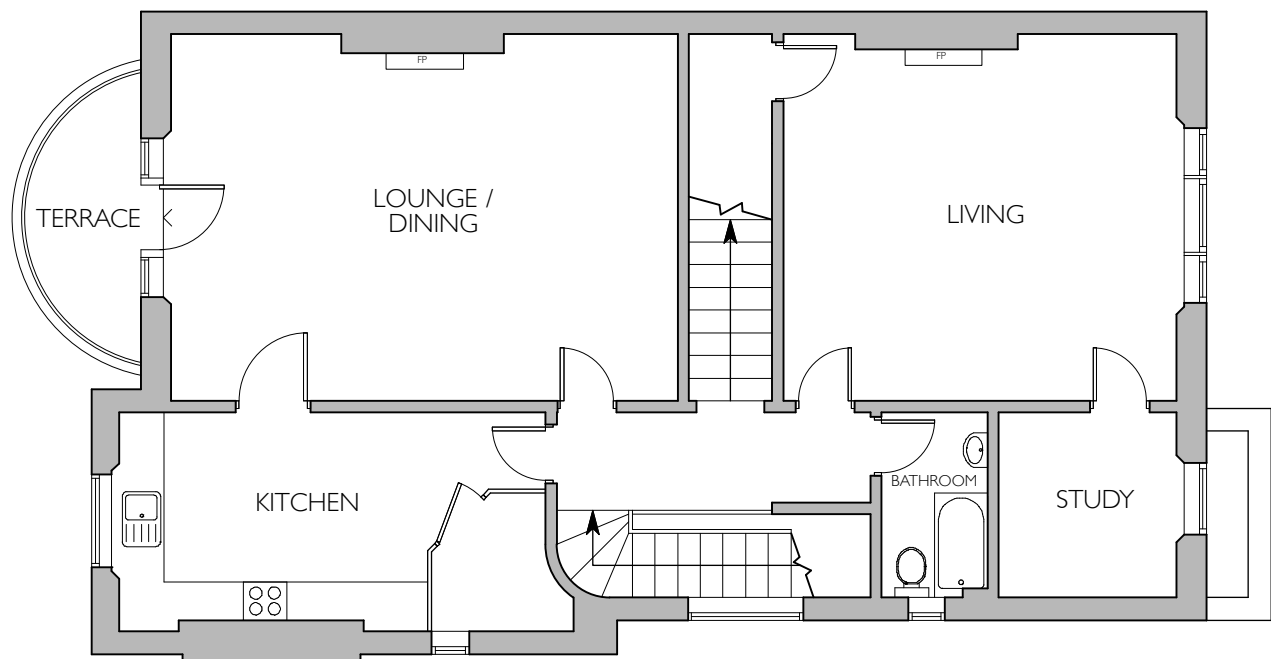
EXISTING LOWER GROUND FLOOR PLAN



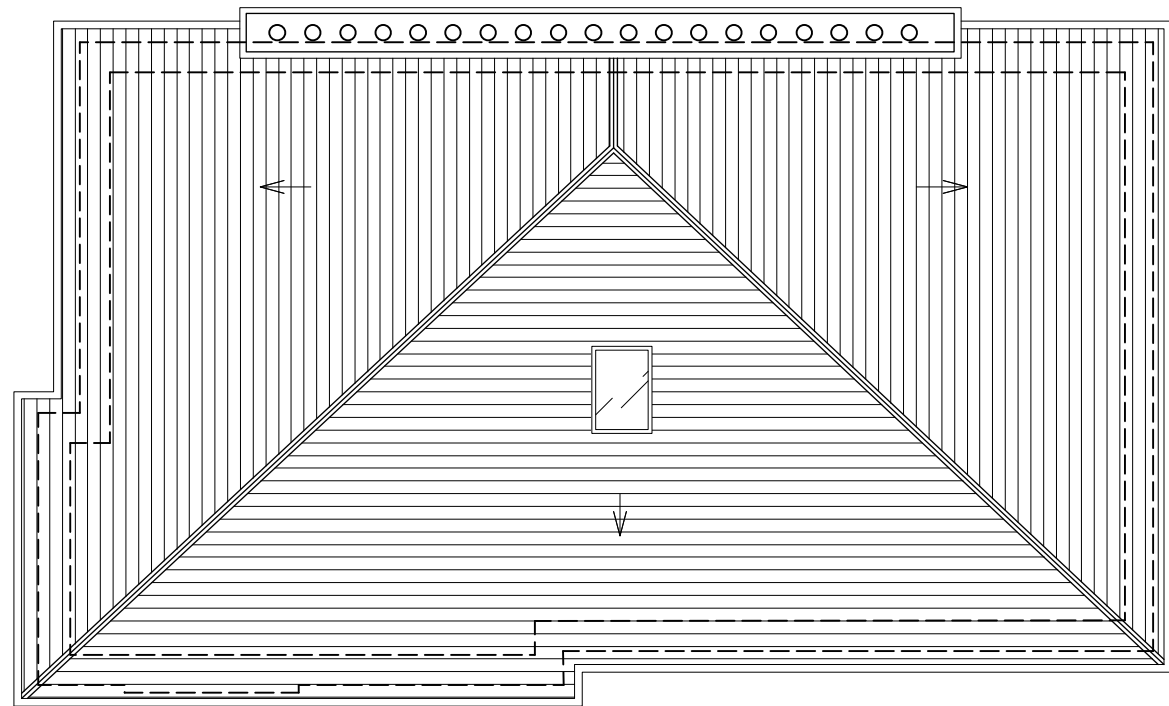
	15 HOOPERS YARD LONDON NW6 7EJ t : 020 7328 2576 f : 020 7624 7811 Email: info@hubarchitects.co.uk	All dimensions are to be checked on site before commencement of works. All sizes and dimensions to any structural elements are indicative only. See structural engineer's drawings for actual sizes/dimensions . Sizes of and dimensions to any service elements are indicative only. See service engineer's drawings for actual sizes/dimensions . This drawing to be read in conjunction with all relevant Architect's drawings, specifications and other consultants' information.	Rev.	Date.	Description.	Initial.	PLANNING	
			-	-	-	-		
			Project: 20 BELSIZE SQUARE, NW3				Drawing: EXISTING PLANS - GF & FF	
			Scale: 1:100 @A3				DWG: 1257 - EX - 002	
Date: APRIL 2018				Revision: -				



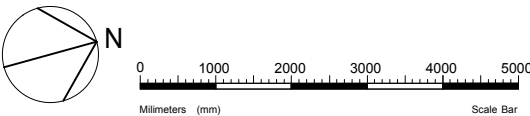
EXISTING SECOND FLOOR PLAN




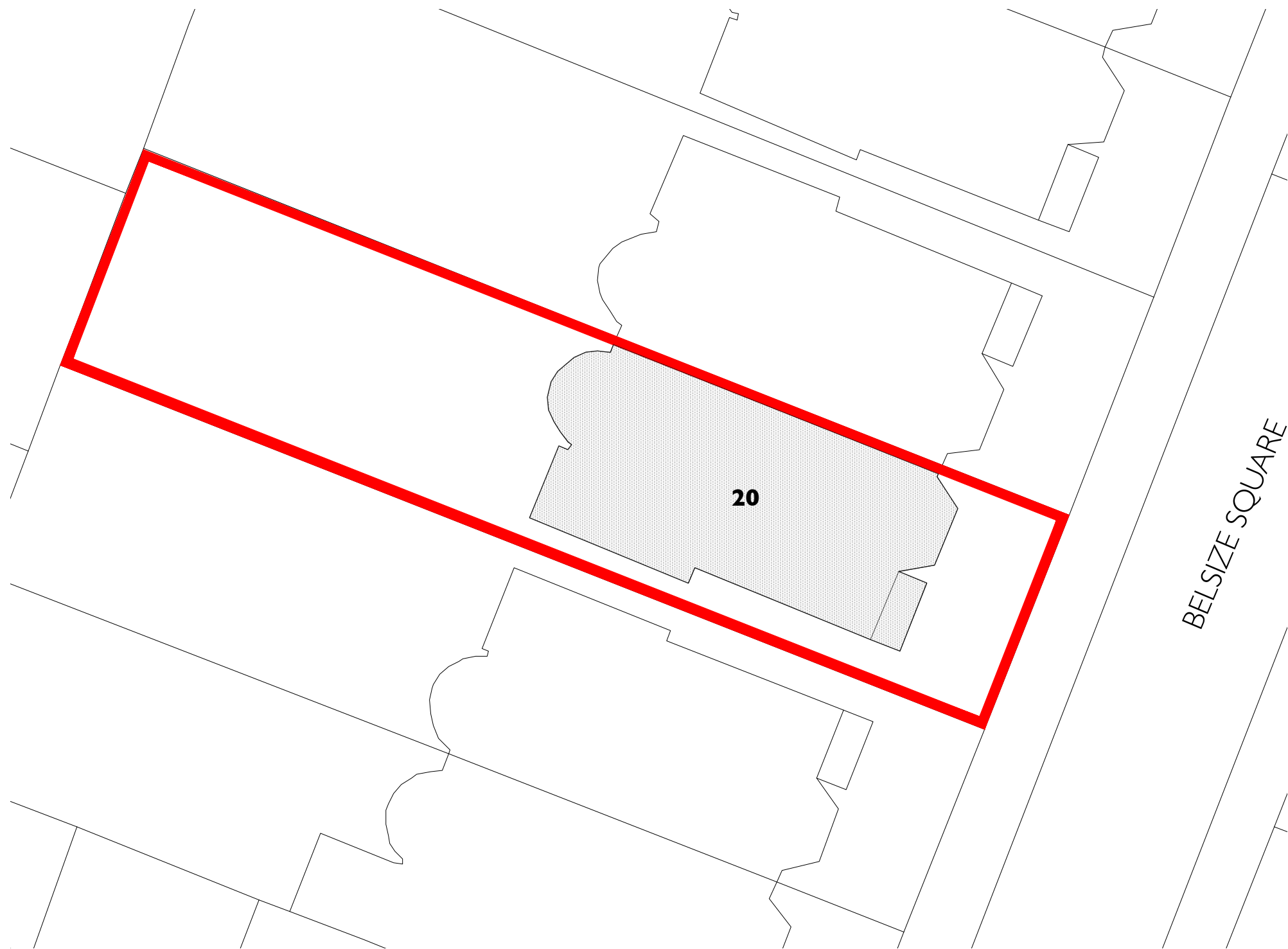
EXISTING FIRST FLOOR PLAN



EXISTING ROOF PLAN




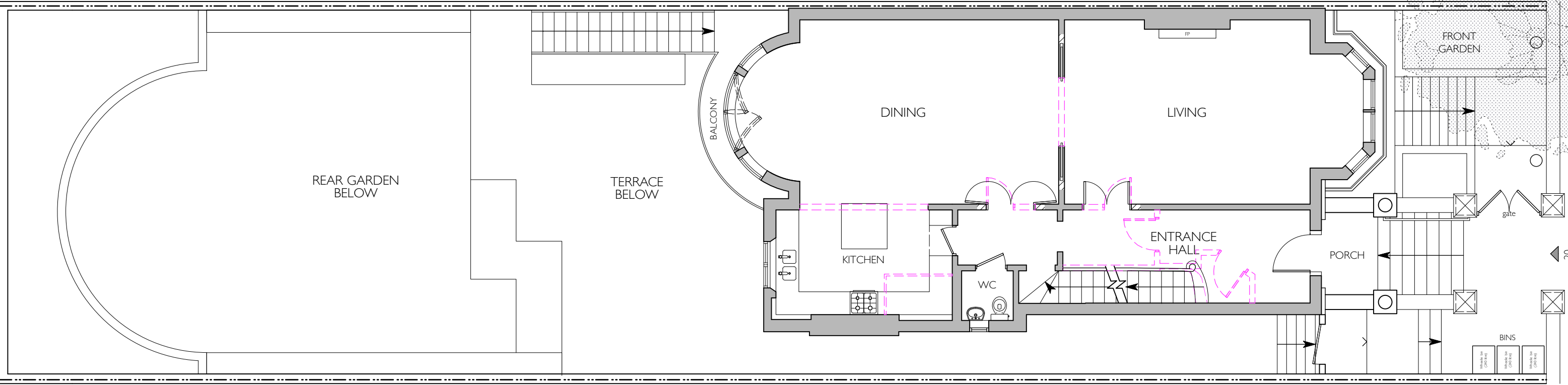
	15 HOOPERS YARD LONDON NW6 7EJ t : 020 7328 2576 f : 020 7624 7811 Email: info@hubarchitects.co.uk	All dimensions are to be checked on site before commencement of works. All sizes and dimensions to any structural elements are indicative only. See structural engineer's drawings for actual sizes/dimensions . Sizes of and dimensions to any service elements are indicative only. See service engineer's drawings for actual sizes/dimensions . This drawing to be read in conjunction with all relevant Architect's drawings, specifications and other consultants' information.	Rev. -	Date. -	Description. -	Initial. -	PLANNING			
							Project:	20 BELSIZE SQUARE, NW3	Drawing:	EXISTING PLANS - 1F, 2F & ROOF
							Scale:	1:100 @A3	DWG:	1257 - EX - 003
							Date:	APRIL 2018	Revision:	-



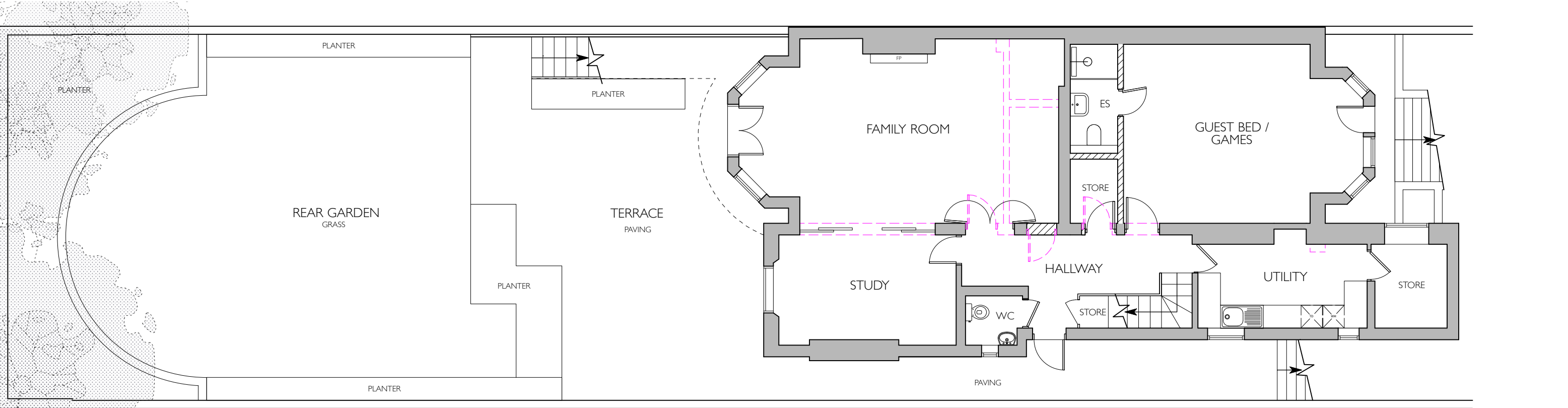
PROPOSED BLOCK PLAN



	15 HOOPERS YARD LONDON NW6 7EJ t : 020 7328 2576 f : 020 7624 7811 Email: info@hubarchitects.co.uk	<p>All dimensions are to be checked on site before commencement of works.</p> <p>All sizes and dimensions to any structural elements are indicative only. See structural engineer's drawings for actual sizes/dimensions .</p> <p>Sizes of and dimensions to any service elements are indicative only.</p> <p>See service engineer's drawings for actual sizes/dimensions .</p> <p>This drawing to be read in conjunction with all relevant Architect's drawings, specifications and other consultants' information.</p>	Rev. -	Date. -	Description. -	Initial. -	PLANNING			
							Project:	20 BELSIZE SQUARE, NW3	Drawing:	PROPOSED BLOCK PLAN
							Scale:	1:200 @ A3	DWG:	1257 - PL - 001
							Date:	APRIL 2018	Revision:	-



PROPOSED GROUND FLOOR PLAN



PROPOSED LOWER GROUND FLOOR PLAN

KEY:

PROPOSED / NEW

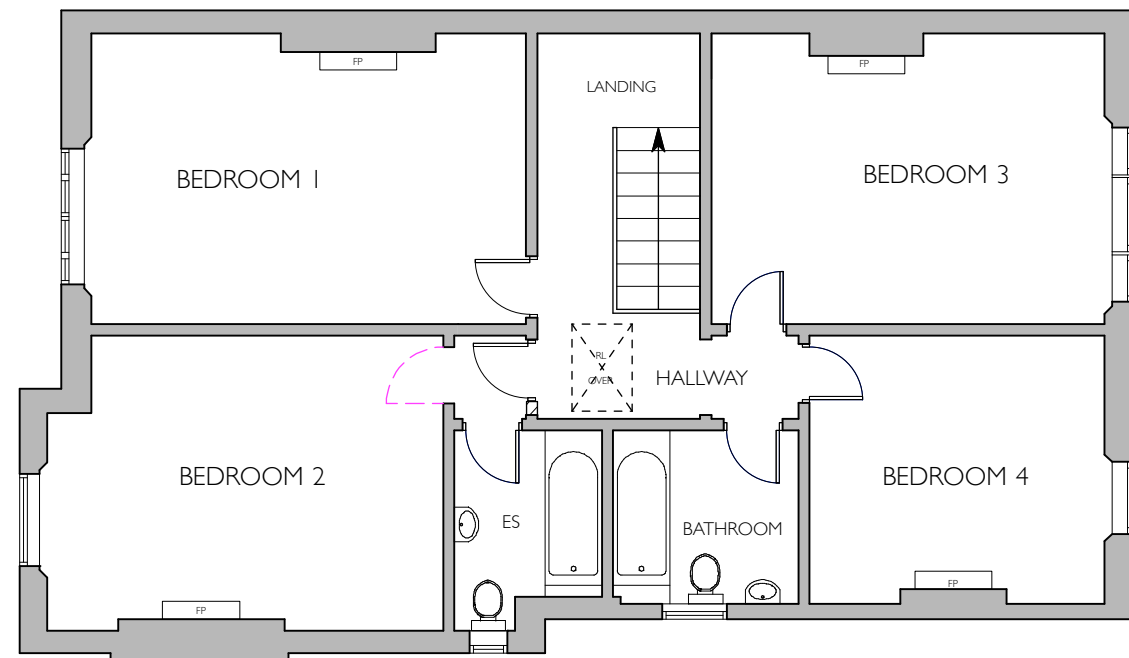
PROPOSED DEMOLITION

N

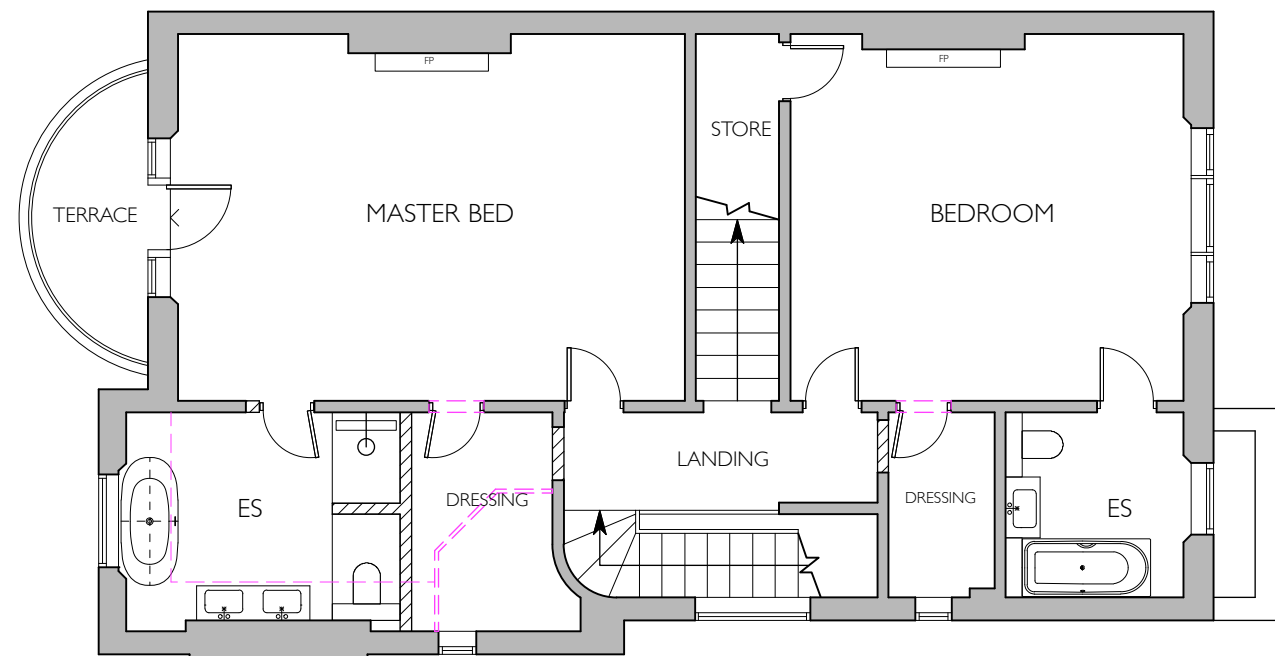
010002000300040005000

Millimeters (mm)Scale Bar

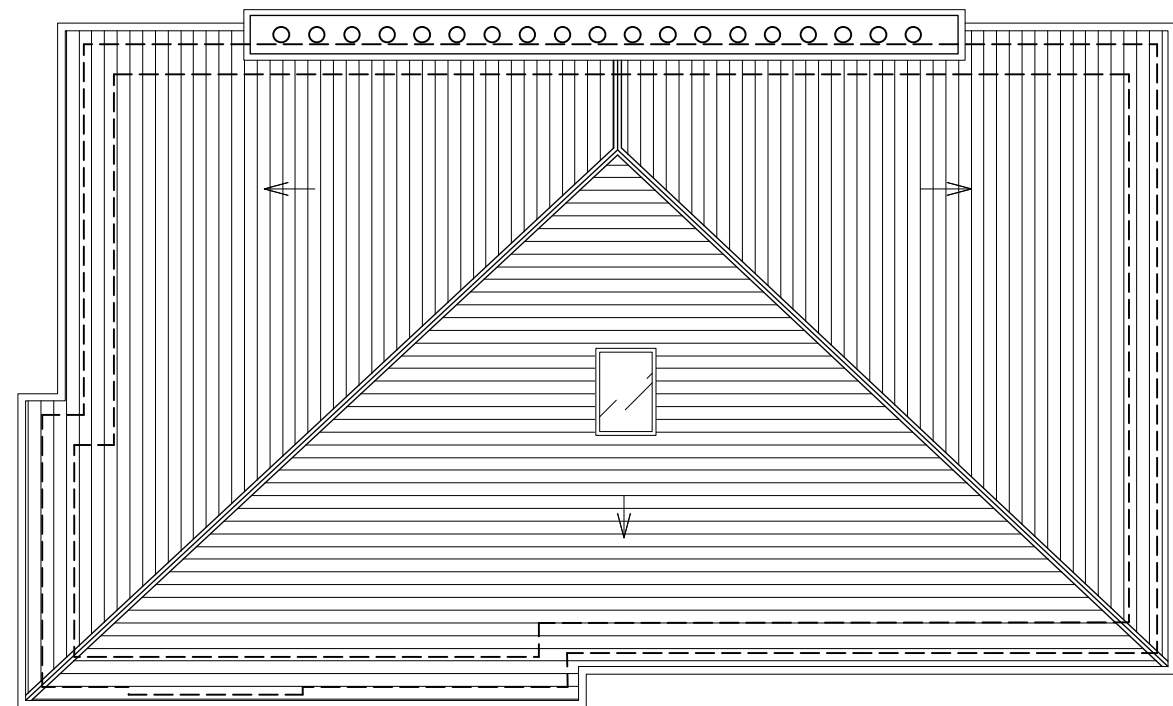
 <div>15 HOOPERS YARD LONDON NW6 7EJ t : 020 7328 2576 f : 020 7624 7811 Email: info@hubarchitects.co.uk</div>	<div>All dimensions are to be checked on site before commencement of works.</div> <div>All sizes and dimensions to any structural elements are indicative only. See structural engineer's drawings for actual sizes/dimensions .</div> <div>Sizes of and dimensions to any service elements are indicative only. See service engineer's drawings for actual sizes/dimensions .</div> <div>This drawing to be read in conjunction with all relevant Architect's drawings, specifications and other consultants' information.</div>	<div>Rev.</div> <div>-</div>	<div>Date.</div> <div>-</div>	<div>Description.</div> <div>-</div>	<div>Initial.</div> <div>-</div>	<div>PLANNING</div>	
						<div>Project:</div> <div>20 BELSIZE SQUARE, NW3</div>	<div>Drawing:</div> <div>PROPOSED PLANS - GF & FF</div>
						<div>Scale:</div> <div>1:100 @A3</div>	<div>DWG:</div> <div>1257 - PL - 002</div>
						<div>Date:</div> <div>APRIL 2018</div>	<div>Revision:</div> <div>-</div>



PROPOSED SECOND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

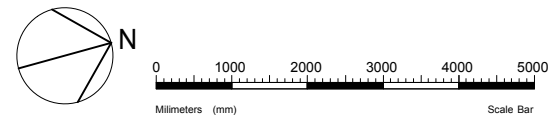


PROPOSED ROOF PLAN

KEY:

 PROPOSED / NEW

 PROPOSED DEMOLITION



15 HOOPERS YARD
LONDON
NW6 7EJ
t : 020 7328 2576
f : 020 7624 7811
Email: info@hubarchitects.co.uk

All dimensions are to be checked on site before commencement of works.
All sizes and dimensions to any structural elements are indicative only. See structural engineer's drawings for actual sizes/dimensions.
Sizes of and dimensions to any service elements are indicative only. See service engineer's drawings for actual sizes/dimensions.
This drawing to be read in conjunction with all relevant Architect's drawings, specifications and other consultants' information.

Rev.	Date.	Description.	Initial.	PLANNING	
-	-	-	-	Project:	20 BELSIZE SQUARE, NW3
				Drawing:	PROPOSED PLANS -1F, 2F & ROOF
				Scale:	1:100 @ A3
				DWG:	1257 - PL - 003
				Date:	APRIL 2018
				Revision:	-