

Application ref: 2019/6299/P
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Date: 29 July 2020

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Regeneration and Planning
London Borough of Camden
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Mr Douglas Paskin
7 Belsize Crescent
London
NW3 5QY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
7 Belsize Crescent
London
NW3 5QY

Proposal:
Erection of infill extension between rear dormer windows to form one single dormer.
Drawing Nos: Existing Drawings 17/12/2019, Proposed Drawings 12/11/2019, Section through dormer Rev A, Heritage Statement dated 17/12/2019, Location Plan Rev A, Aerial Views 17/12/2019

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: Existing Drawings 17/12/2019, Proposed Drawings 12/11/2019, Section through dormer Rev A, Heritage Statement dated 17/12/2019, Location Plan Rev A, Aerial Views 17/12/2019

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

Informative(s):

- 1 Reasons for granting permission.

The proposal is for the installation of an infill extension between two existing rear dormer windows to create a single, larger dormer window.

The size and scale of the proposed dormer is considered on balance to represent a proportionate addition that would not cause harm to the original character and appearance of the host property, particularly given its 0.5m set backs from the ridge and sides of the roof, in line with the Council's CPG design guidance (Altering and Extending Your Home). Furthermore, its traditional design and use of timber framed windows is considered appropriate given the age and character of the host building.

The majority of properties in the terrace have been altered previously in the form of rear dormer roof extensions of varying size and design, including the enlarged dormer window recent approved at No.11 (ref 2019/4143/P). As such, the proposed infill extension at No.7, whilst creating a very wide dormer, is not considered to cause additional harm to the character and appearance of the terrace and wider conservation area, given the prevalence of other large dormer extensions to neighbouring properties.

Furthermore, the rear roofslope of the host building is largely screened from public view along Belsize Crescent and can only be seen in glimpses from Belsize Park Mews to the rear; its limited visibility would ensure no harm is caused to the character and setting of the surrounding conservation area.

The size and location of the proposed infill extension between 2 existing dormers would not cause harm to neighbouring amenity in terms of loss of light, outlook or privacy.

No objections were received following statutory consultation. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has also 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 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 printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment