

Application ref: 2020/2383/P  
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Date: 19 August 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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WC1H 9JE

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Transformation  
Flat B  
45 Lancaster Grove  
London  
NW3 4HB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**21 Belsize Road**  
**London**  
**NW6 4RX**

Proposal:

External alterations including erection of ground and first floor rear extension, including first floor rear roof terrace, air conditioning unit in rear garden and infilling windows to flank elevation.

Drawing Nos: 295-200, 2095-11A, 2095-10B, 2095-02, 2095-01, O.S Map, Noise Report ref. 200429

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 shall be carried out in accordance with the following approved plans: 295-200, 2095-11A, 2095-10B, 2095-02, 2095-01, O.S Map, Noise Report ref. 200429

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

- 2 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).

- 3 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 of the London Borough of Camden Local Plan 2017.

- 4 The 1.8 metre high screens, shall be erected in accordance with approved drawing no. 2095-11A prior to commencement of use of the 1st floor roof terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 Before the use commences, plant shall be provided with acoustic isolation, and anti-vibration measures. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To prevent the transmission of noise and vibration throughout the building and or into any neighbouring premises, thus safeguarding the amenities of the premises and the area generally in accordance with the requirements of policies A1, A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed ground floor extension would measure 2.7m deep, span the full width of the property and be 2.9m in height. The first floor extension would be 1.5m deep and be 2.9m in height. To the rear elevation at ground and first floor there would be two sets of double doors as existing. The proposal would create a terrace above the ground floor extension.

The application site forms part of two rows of terraced dwellings with the same character and design. Towards the rear, the properties are recessed behind party walls extending the full height of the buildings. On ground and first floor level, various forms of development have taken place over the years. Extensions vary in style, size and character and generally appear inconsistent. The proposed development is considered to be an appropriate form of works to the host building which would not cause detrimental harm to the character of the dwelling. A number of properties have extended at ground and first floor including the approved extensions at no. 17 (under ref. 2013/0675/P) and 19 Belsize Road (under ref. 2013/0922/P) which have first floor terrace areas. First floor rear roof terraces are therefore considered to be an established feature of properties in the terrace. The use of obscure glazed privacy screens at first floor is considered acceptable by virtue of their location to the rear of the building and the limited visibility they would have.

The proposed fenestration would be similar in terms of their size and proportions to the existing and remain in keeping with the character of the property. The brick material for the extension and metal balustrade and doors would match that of the existing building. The air conditioning unit in the rear garden is a modest addition that would preserve the open character of the rear garden. Overall the proposal is considered to be acceptable in terms of its design and would not be harmful to the character of the host building, nor would it be harmful to the surrounding area.

The proposed ground floor extension given its height at 2.9m and siting in relation to neighbouring properties would not impact on the amenity enjoyed by neighbouring residents in terms of loss of light or outlook. With regard to the first floor level terrace, the proposed privacy screens would prevent overlooking to neighbouring rear windows. The submitted noise report has been reviewed by the Council's Environmental Health Officer who confirms the air-conditioning unit would comply with minimum noise standards subject to condition.

As such, the proposed development is in general accordance with policies A1, A4 and D1 of the Camden Local Plan 2017. The proposed development also accords with The London Plan March 2016, and the 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 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.

- 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title of the signatory.

Daniel Pope  
Director of Economy, Regeneration and Investment