

Application ref: 2020/0428/P
Contact: Adam Greenhalgh
Tel: 020 7974
Email: Adam.Greenhalgh@camden.gov.uk
Date: 3 November 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

Locksley Architects
Westbourne Studios
Unit 21
Notting Hill
W10 5JJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

13 Belsize Mews & 29 Belsize Lane
London
NW3 5AT

Proposal:

Erection of a single storey extension and formation of roof terrace at first floor level at 13 Belsize Mews; and relocation of the existing plant equipment at first floor associated with the ground floor restaurant at 29 Belsize Lane.

Drawing Nos: L01 A, L02 A, E01 B, E02 B, E03 B, E04 B, E05 B, E06 B, P01 B, P02 B, P03 B, P04 B, P05 B, P06 B, P07 B, Design & Access Statement, Noise Impact Assessment (Nova Acoustics)

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed extension and plant enclosure, by way of their scale, bulk, location, materials and elevational design, would appear as an unduly dominant and visually intrusive addition detracting from the character and appearance of the host building, adjacent mews and the surrounding part of the Belsize Conservation Area contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017 and the Belsize Conservation Statement 2002.
- 2 The proposed extension and terrace by reason of its close proximity to and direct

overlooking of surrounding residential properties including a number of habitable windows would result in an intrusive presence and loss of privacy for surrounding residential occupiers contrary to policy A1 (Managing the impact of development) of the LB Camden Local Plan 2017 and the Camden Planning Guidance on Design (2019).

- 2 The proposed plant enclosure, in the absence of acoustic information demonstrating that the enclosed plant is capable of operating within acceptable noise limits, is considered likely to result in increased disturbance for the occupiers of neighbouring dwellings contrary to policy A1 (Managing the impact of development) of the LB Camden Local Plan 2017 and the Camden Planning Guidance on Design (2019).

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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