

Application ref: 2020/4864/P
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Date: 30 December 2020

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Square Feet Architects
95 Bell Street
London
NW1 6TL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

41 Belsize Road
London
NW6 4RX

Proposal:

Erection of a two storey rear infill extension at 1st and 2nd floors.

Drawing Nos: (all prefix: 2006-L-0-) 10, 11, 12, 13, 15, 16, 17, 18, 31RevA, 32RevA, 33RevA, 34RevA, 35RevA, 36RevA, 37RevA, 38RevA.

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 policy D1 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: (all prefix: 2006-L-0-) 10, 11, 12, 13, 15, 16, 17, 18, 31RevA, 32RevA, 33RevA, 34RevA, 35RevA, 36RevA, 37RevA, 38RevA.

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

Informative(s):

- 1 Reasons for granting permission.

The first and second floor rear extension would be 1m deep, span the full width of the property and infill the whole rear space between the projecting eaves and 2 party walls of the house.

Camden Planning Guidance generally seeks to resist full width rear extensions, as they can often dominate the building which is being extended. The Guidance also considers ground floor extensions to be generally preferable to those at higher levels.

It is however considered that the proposed rear extension would, in this case, remain subservient to the existing building, by reason of its unique form, design and materials. It is also noted that the extension would not be visible from the public realm and the house is not within a conservation area nor is listed.

The existing house, in common with its neighbours, has an unusual architectural design at the rear in that the projecting flank walls create an alcove appearance to the rear facade. The proposal would remove this architectural feature so that the rear facade now has a more traditional flat profile. However it is considered that this would not significantly harm the appearance and character of the existing building. It would not result in a bulky projecting or incongruous extension and would remain subordinate and appropriate to the overall house.

Other properties in the same terrace as the application property have full-width lower floor rear extensions. The proposed rear extension would be higher than other existing rear extensions here but less bulky as it does not project out so far; it is noted that a similar 3 storey infill extension was granted permission next door at No.39 Belsize Road on 8.9.09 reference 2009/2990/P.

It would also have matching render (first floor) and timber cladding (second floor) to the existing rear elevation. It is considered that, given that the architectural features of the existing building would be capable of absorbing the first and second floor element of the rear extension and would have matching materials and fenestration details to the existing, the extension would be acceptable in design terms.

The proposed rear infill extension would not project beyond the original flank

walls of the existing house therefore it would not cause any loss of daylight and outlook to the adjoining occupiers. The juliet balcony at first floor level and window at second floor window both replace the existing ones; the further projection rearwards of 1m is considered to be minimal so as not to create any further loss of privacy.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 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 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 'DPope', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer