

Application ref: 2019/0644/P
Contact: Kate Henry
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Date: 23 May 2019

Development Management
Regeneration and Planning
London Borough of Camden
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UNUM Partnership Ltd
First Floor Rear
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
226 Belsize Road
London
NW6 4DE

Proposal:

Single storey side extension; and single storey rear extension (underneath roof terrace approved pursuant to planning reference 2017/5778/P, dated 31/01/2018).

Drawing Nos: 089-GA-000 Rev B; 089-GA-200 Rev C; 089-GA-300 Rev D; 089-GA-301 Rev C; 089-GA-302 Rev E; 089-GA-303 Rev B; 089-EL-500 Rev D; 089-EL-501 Rev D; 089-EL-502 Rev C;
089-SE-400 Rev D; Design Statement

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: 089-GA-000 Rev B; 089-GA-200 Rev C; 089-GA-300 Rev D; 089-GA-301 Rev C; 089-GA-302 Rev E; 089-GA-303 Rev B; 089-EL-500 Rev D; 089-EL-501 Rev D; 089-EL-502 Rev C; 089-SE-400 Rev D; Design Statement.

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

- 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 Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting

The application site is within the Priory Road Conservation Area. The proposed single storey side extension would infill the gap to the side of the host building and would therefore be visible in the street scene along Belsize Road. The building has already been extended to the side, at two storey height, and the proposed extension would further extend the building to the side. However, insofar as the proposed extension would be set back from the front building line and would be single storey in height it is considered that it would appear subordinate to the host building and would not detract from the character and appearance of the wider area. A suitable condition will ensure that the extension is constructed with materials to match the host building.

The proposed single storey rear extension, underneath the roof terrace approved pursuant to planning reference 2017/5778/P (dated 31/01/2018), would not be visible in the public realm. By virtue of its size and siting, it is not considered that this extension would detract from the character and appearance of the host building or the wider area.

It is not considered that the proposed development would cause undue harm to the residential amenities of nearby and neighbouring properties by way of visual privacy and outlook, or sunlight, daylight and overshadowing.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2019.

- 2 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.
- 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.

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
Chief Planning Officer