

Application ref: 2020/4336/P  
Contact: David Peres Da Costa  
Tel: 020 7974 5262  
Email: David.PeresDaCosta@camden.gov.uk  
Date: 18 May 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Robert Potter & Partners LLP  
110 West George Street  
Glasgow  
G2 1QJ

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**81 Belsize Park Gardens**  
**London**  
**NW3 4NJ**

Proposal:  
Alterations to front and side (south east) elevations incorporating new windows and entrance portico; replacement rooflights and installation of plant; removal of roof to form enclosed garden including acoustic barrier; and replacement store at front of site.  
Drawing Nos:  
Existing drawings: 19086-13-: B-G; S-GA1; S-GA; E-2; E-1; B-R; B-3; B-2; B-1;  
6402/104

Proposed drawings: 6402/17; 6402/105; 6402/103; 6402/102; 6402/101; 1241-SK-01

Supporting documents: Design Statement prepared by Robert Potter & Partners dated September 2020; Noise Impact Assessment prepared by Cass Allen dated 23 April 2021; 1241-M-901; Conservation Statement prepared by Robert Potter & Partners dated September 2020; Arboricultural Impact Assessment dated 22/04/2020

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 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:

Proposed drawings: 6402/17; 6402/105; 6402/103; 6402/102; 6402/101; 1241-SK-01

Supporting documents: Design Statement prepared by Robert Potter & Partners dated September 2020; Noise Impact Assessment prepared by Cass Allen dated 23 April 2021; 1241-M-901; Conservation Statement prepared by Robert Potter & Partners dated September 2020; Arboricultural Impact Assessment dated 22/04/2020

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Detailed drawings of proposed portico

c) Manufacturer's specification details of all facing materials including portico, forecourt paving and laminate cladding (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 Noise levels

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 Sound attenuation

Prior to first use, the building including the outdoor play space shall include the sound attenuation measures recommended by the 'Cass Allen' Noise Impact Assessment (dated 23 April 2021) hereby approved, including enhanced sound insulation and fixed shut windows to all windows on the south elevation, such that it will protect residents from noise and ensure internal noise levels in the dwellings shall not exceed an indoor ambient noise level in unoccupied rooms of 35dB(A) LAeq,16hour (07:00-23:00 hours).

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

## 7 Anti-vibration

Prior to use, machinery, plant or equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

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.

## 8 Acoustic report prior to occupation

On commissioning the air handling unit and VRF unit hereby approved, and prior to the building being occupied, an acoustic report shall be submitted to and approved by the local planning authority in writing. The acoustic report shall assess compliance with the noise criteria outlined in Condition 5 to demonstrate adherence. Should additional mitigation be recommended, approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

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.

## 9 Tree protection

Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural method statement by Arbol Euro Consulting dated 22nd April 2020 ref. 101483. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

## 10 Removal of existing plant

Prior to the installation of any plant, all existing rooftop plant shall be removed as shown on proposed roof plan, drawing number 1241-SK-01 Rev C, hereby approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

## 11 South east elevation windows

The proposed windows to the south east elevation shall be obscure glazed and fixed shut as shown on drawing 6402/105 hereby approved and shall be maintained as such thereafter.

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

### Informative(s):

- 1 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).
- 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, 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 (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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