

Application ref: 2020/3434/P
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Date: 27 May 2021

Development Management
Regeneration and Planning
London Borough of Camden
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AKSWard Ltd
10 Bonhill Street
London
EC2A 4PE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted and Warning of Enforcement Action

Address:

Flat A
65 Belsize Park Gardens
London
NW3 4JN

Proposal:

Replacement fenestration from single glazed steel framed to double glazed timber windows and doors to the front and rear elevations of the lower ground floor flat (Class C3).

Drawing Nos: Site location plan, Block Plan, Design and access statement, 6747 Rev B, BGP-PAX-001, BGP-PAX-002, BGH-PAX-003, BGP-PAX-004, BGP-PAX-005

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: Site location plan, Block Plan, Design and access statement, 6747 Rev B, BGP-PAX-001, BGP-PAX-002, BGH-PAX-003, BGP-PAX-004, BGP-PAX-005

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

Informative(s):

- 1 Reasons for granting permission.

The proposed alterations to the fenestration at the lower ground floor flat to the front and rear elevations require planning permission due to the removal of permitted development rights by an Article 4 direction. The proposals are considered sympathetic to the character of the host building as they introduce a continuation of the bay down to ground level to the front elevation and replace non-original steel fenestration with timber and brick within similar openings. They are appropriate in terms of type, materials and glazing patterns and would have limited visibility due to the location and screening from the front boundary soft landscaping. As a result, the proposed works are considered acceptable and would preserve the character and appearance of the host building and Belsize Park Conservation Area.

The replacement doors and windows would match the overall size of the existing window openings. Therefore, would have no additional impact on the amenity of any adjoining residential occupiers than the existing arrangement in terms of light spill or outlook.

Due to the existing fenestration disrepair and effect on living conditions, the rear elevation was temporarily replaced with a door and windows. To ensure their removal this decision includes an informative to remove the UPVC doors and windows.

No objections have been received prior to the determination of this application. The Belsize Park Conservation Area Advisory Committee have confirmed they have no objection to the proposals. The site's planning history was taken into account when in the determination of this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1

(Managing the impact of development), D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 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.

5 ENFORCEMENT ACTION TO BE TAKEN

The temporarily installed existing upvc window and doors, shown on Figure 3 of Photos dated 19.02.2021, should be removed within 3 months of the date of this decision. Should these works not take place within this timeframe the Director of Regeneration and Planning will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

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:

Yours faithfully

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

Daniel Pope
Chief Planning Officer