

Application ref: 2020/5975/P
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Date: 2 August 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

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planning@camden.gov.uk
www.camden.gov.uk/planning

Jonathan Tuckey Design
58 Milson Road
London
W14 0LB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

31 Belsize Park Gardens
London
NW3 4JH

Proposal: Installation of side roof dormer window, replacement of side rooflight, addition and alterations of windows on side elevation, infill of rear lightwell at basement level, installation of new walk-on skylight to rear and minor alterations to basement, enlargement of rear door, replacement of rear balcony and balustrade and front window with door.

Drawing Nos: Location Plan, JTD_0231_P01_100 rev C, JTD_0231_P01_101 rev C, JTD_0231_P01_102 rev C, JTD_0231_P01_103 rev C, JTD_0231_P01_104 rev C, JTD_0231_P01_105 rev D, JTD_0231_P01_106 rev D, JTD_0231_P01_300 rev C, JTD_0231_P01_301 rev C, JTD_0231_P01_302 rev C, JTD_0231_P01_303 rev C, JTD_0231_P01_304 rev C, JTD_0231_P01_305 rev D and Additional Info on Side Dormer by Jonathan Tuckey Design

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:

Drawing Nos: Location Plan, JTD_0231_P01_100 rev C, JTD_0231_P01_101 rev C, JTD_0231_P01_102 rev C, JTD_0231_P01_103 rev C, JTD_0231_P01_104 rev C, JTD_0231_P01_105 rev D, JTD_0231_P01_106 rev D, JTD_0231_P01_300 rev C, JTD_0231_P01_301 rev C, JTD_0231_P01_302 rev C, JTD_0231_P01_303 rev C, JTD_0231_P01_304 rev C, JTD_0231_P01_305 rev D and Additional Info on Side Dormer by Jonathan Tuckey Design

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

- 4 Notwithstanding the approved drawings, all the new/altered side elevation windows above lower ground floor level, including the new side dormer windows hereby permitted shall be obscured glazed and fixed above 1.7m from floor level.

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.

- 5 The works at the basement hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 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) 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