

Application ref: 2021/1082/P
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Date: 16 August 2021

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London Borough of Camden
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Lipton Plant Architects
SEATEM HOUSE
39 MORELAND STREET
London
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

Flat 11
27 Belsize Park
London
NW3 4DU

Proposal:

Variation of Condition 3 (Approved Plans) granted under planning permission ref: 2019/5314/P dated 01/04/2020 for 'Removal of dormer windows and erection of new front, side and rear dormer windows and rear roof terrace and enlargement of side rooflights'; namely to enlarge and reposition side dormer window, alterations to side rooflights and addition of 1x side rooflight.

Drawing Nos: Design and Access Statement, Heritage Statement, Planning Statement by Lipton Plant Architects dated 05/03/2021, Block Plan, 30001, 30002, 30003, 30004, 30005, 30006, 30007, 30008, 31001, 31002 rev H, 31003 rev G, 32001 rev F, 32002 rev H, 32003 rev E, 33001 rev B and 33002 rev C

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 the original planning permission ref: 2019/5314/P dated 01/04/2020.

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 if in CA] 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: Design and Access Statement, Heritage Statement, Planning Statement by Lipton Plant Architects dated 05/03/2021, Block Plan, 30001, 30002, 30003, 30004, 30005, 30006, 30007, 30008, 31001, 31002 rev H, 31003 rev G, 32001 rev F, 32002 rev H, 32003 rev E, 33001 rev B and 33002 rev C

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

- 4 The development hereby permitted must be begun not later than the end of three years from the date of the original planning permission ref. 2019/5314/P dated 01/04/2020

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

Informative(s):

- 1 Reason for granting permission:

The proposal seeks to amend the approved side dormer and side rooflights, namely to enlarge and reposition side dormer window, reduce the size of 2x side rooflights and the addition of 1x side rooflight.

The approved side dormer window would be widened slightly to 6.5m wide and moved forward towards the front elevation slightly. The lead flashing would be removed but the approved external cladding material of the side dormer window would be retained. The size of the 2x approved side rooflights would be reduced significantly and a new small rooflight would be added near the front edge of the side roof slope. The dimensions and location of the side chimneys would remain unchanged and no other alterations are proposed. Given the location and minor nature of the proposed works, it is not considered to harm the character and appearance of the host building and locality. Overall, the variation is considered acceptable in design terms.

Given the modest nature of the proposed alterations, the amendment would not result in any harm to neighbouring amenity.

The full impact of the proposed scheme has already been assessed by virtue of the previous permission 2019/5314/P dated 01/04/2020. In the context of the approved scheme, the proposed amendment is considered to be minor and would not raise any new issues or alter the substance of the approved scheme. Therefore, the proposals constitute a minor material amendment to the approved development.

One objection regarding the size of the side dormer and the number of rooflights was received following statutory consultation. The applicant has since then reduced the size of the side dormer to the current form and reduced the size and number of side rooflights. The Belsize CAAC had originally objected to the proposal but has retracted their objection following the changes. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

- 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 (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.

- 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, 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.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer