

Application ref: 2021/0695/P
Contact: Joshua Ogunleye
Tel: 020 7974 1843
Email: Joshua.Ogunleye@camden.gov.uk
Date: 12 October 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
www.camden.gov.uk/planning

Sanya Polescuk Architects
8a Belsize Court Garages
Belsize Lane
NW3 5AJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Garden Flat
3 Belsize Park Gardens
London
NW3 4LB

Proposal: Installation of replacement aluminium door with obscured glass and the installation of 3no. ventilation flue and vents, on the side elevation.

Drawing Nos: E000 Rev P3, E220 Rev P3, E221 Rev P4, P220 Rev P6, P221 Rev P6,
Design and Access 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 shall be carried out in accordance with the following approved plans: E000 Rev P3, E220 Rev P3, E221 Rev P4, P220 Rev P6, P221 Rev P6, Design and Access Statement; ENERG CACHE 900 EM Built in Unit extractor with SEM1 Remove Inline Motor; Circular straight low-built silencer; Westin Cache - the cooker hood specialists.

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

Informative(s):

1 Reasons for granting permission:

This application seeks planning permission for the retrospective installation of obscured glazed aluminium framed windows and the installation of No.3 side facing extractor ventilation points. The proposal relates to works carried out along with the implementation of planning application 2017/6116/P (granted 15/02/2018) for the erection of a single storey rear extension to include green roof and associated external alterations to ground floor flat including replacement of garden side gates and installation and relocation of new windows and doors to the flank wall.

The side elevation of the property is mostly screened from public views. The proposed alteration relates mainly to a glazed door built with aluminium frames instead of timber. The door would still be sandblasted and the installed frames would fit in with the character of the host building and therefore accepted. Two flue vents would be closer to the host property's front elevation and therefore partially visible, through the gap between the application site and No.5. The visible flue vents would have a modest scale and projection and therefore would have a limited visual impact on the host property, preserving its character and appearance.

Given the modest nature of the proposed works officers consider it would not result in adverse residential amenity impact on neighbouring properties, in terms of loss of light, outlook or overlooking. It is noted that the occupier at the flat above has raised concerns in relation to the noise and odours from the new flue vent. Product specification details have been provided in relation to the equipment installed internally and these demonstrate that the flue and associated elements would operate within low levels of noise and odours, to be expected within a residential accommodation.

The objection from the neighbouring occupier, has been fully addressed in consultation summary. The objection and the site's planning history was taken into account when determining this application.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The proposed development is in general accordance with Policies A1, A4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the 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 In order to avoid enforcement action for the unauthorised changes, the applicant is required to implement the works in accordance with the approved drawings within the next 3 months from the date of this decision 12 October 2021.

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 2021.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer