

Application ref: 2020/5671/P  
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Date: 4 November 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Mrs Lambert  
72 Belsize Park Gardens  
London  
NW3 4NG  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**72 Belsize Park Gardens**  
**London**  
**NW3 4NG**

Proposal:

Erection of a greenhouse in the rear garden.

Drawing Nos: Site Location Plan (Ref: 72BPG-G\_07\_001 Rev P1); 72BPG-G\_07\_002 Rev 1; 72BPG-G\_07\_003 Rev P1 (site section); 72BP-G\_07\_003 Rev P1 (Plan and elevations); Design and Access Statement dated December 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 The development hereby permitted shall be carried out in accordance with the following approved plans:- Site Location Plan (Ref: 72BPG-G\_07\_001 Rev P1); 72BPG-G\_07\_002 Rev 1; 72BPG-G\_07\_003 Rev P1 (site section); 72BP-G\_07\_003 Rev P1 (Plan and elevations); Design and Access Statement dated December 2020

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

Informative(s):

- 1 Reasons for granting permission.

The proposal involves the erection of a single-storey green house in the rear garden. The green house will have an aluminium frame, supporting sheets of transparent toughened glass. The proposed lightweight freestanding structure would not be harmful to the character and appearance of the host building.

The rear garden is approximately 200m<sup>2</sup>, and as the green house is 19m<sup>2</sup> it is considered to be acceptable in terms of its size and its relationship with the rear garden, particularly as it is a greenhouse. The pre-existing structures are due to be removed, therefore, a good amount of rear garden space is to be retained.

There will be limited views of the green house from the neighbouring properties given the existing brick side boundary walls and the existing greenery around the site. It will be visible from the rear windows of the properties facing the site but given the distance away from the rear boundary and the lightweight structure, it is considered that outlook would not be adversely affected

As the green house is not visible from the wider public realm, and it is clearly a garden greenhouse rather than a more substantial structure, there would be no harmful impact on the character and appearance of this part of the Belsize Conservation Area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

The development would not have any adverse impacts on existing residential amenity by way of the loss of light, privacy, noise or potential light spill.

No Objections were received following the consultation process. The site's planning history was taken into account when making this decision.

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

- 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 2021.

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