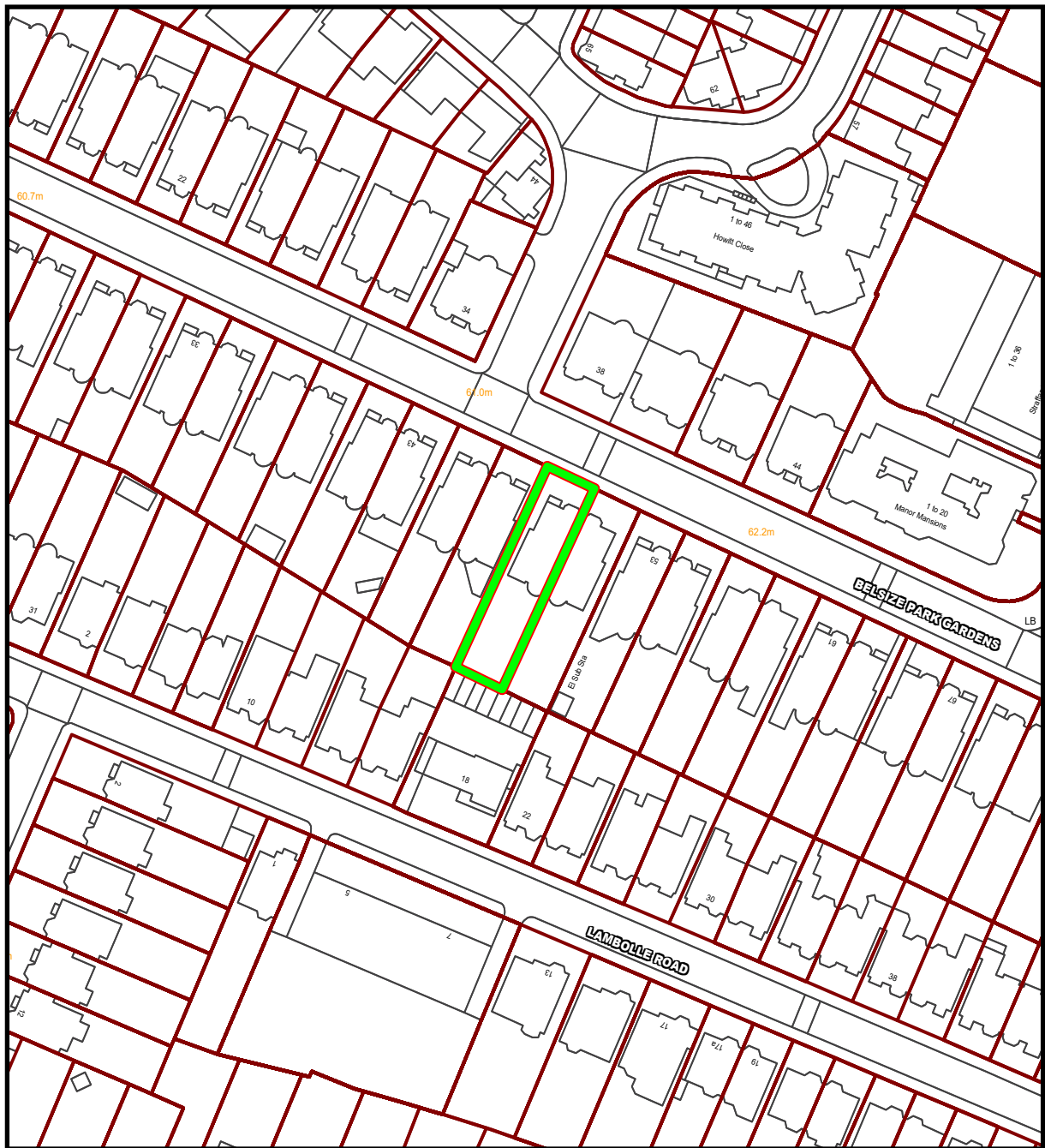


# 2020/5998/P 49 A Belsize Park Gardens



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

49A Belsize Park Gardens, London NW3



Rear elevation of 49  
Bay windows on Lower Ground  
and Ground Floors

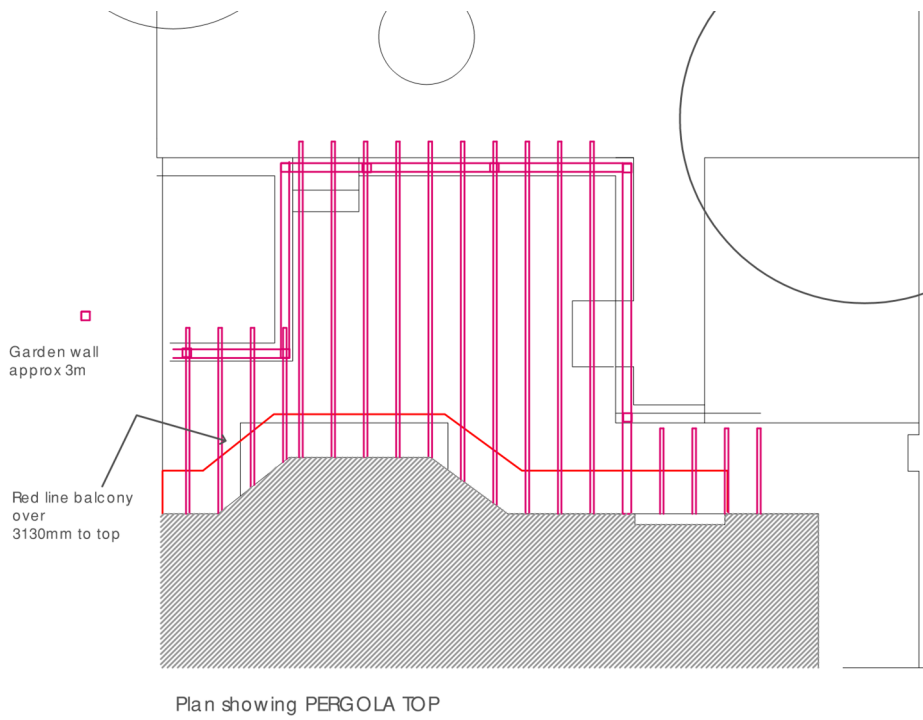
Pergola to be under the balcony  
Lower Ground Only



Dwarf walls existing form the base of  
the new pergola



Balcony  
Pergola will sit underneath to  
train and control the massed  
vegetaion in the garden



Elevation, plan and section of proposed pergola.

<b>Delegated Report (Members Briefing)</b>	<b>Analysis sheet</b>		<b>Expiry Date:</b>	01/06/2021		
	N/A		<b>Consultation Expiry Date:</b>	01/06/2021		
<b>Officer</b>			<b>Application Number(s)</b>			
Gavin Sexton			2020/5998/P			
<b>Application Address</b>			<b>Drawing Numbers</b>			
49 A Belsize Park Gardens London NW3 4JL			See decision notice			
<b>Proposal(s)</b>						
Erection of a single storey pergola to rear at lower ground level.						
<b>Recommendation(s):</b>	Grant conditional planning permission					
<b>Application Type:</b>	Full Planning Application					
<b>Conditions or Reasons for Refusal:</b>	Refer to Draft Decision Notice					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>			No. of responses	00	No. of objections	00
<b>Summary of consultation responses:</b>	<p>Four site notices were displayed on Belsize Park Gardens and Lambolle Road.</p> <p>Site notice displayed 29/01/2021 to 20/02/2021 Press advert published 28/01/2021 to 21/02/2021</p> <p>No objection was received from local residents.</p>					
<b>CAAC/Local groups* comments: Belsize CAAC</b>	<p><u>Belsize Conservation Area Advisory Committee object-</u></p> <p>1. The proposed pergola is too extensive and its design and structural supports too dominating for the host building.</p> <p><u>Officer comment-</u></p> <p>1. Refer to assessment below.</p>					

## Site Description

The application relates to a semi-detached three storey property with basement on the southern side of Belsize Park Gardens. The host property was constructed with white stucco render and hosts timber sash windows its front and sides.

The building is unlisted and is noted as making a positive contribution to the Belsize Garden Conservation area.

## Relevant History

None

## Relevant policies

### National Planning Policy Framework 2021

### London Plan 2021

### Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

### Camden Planning Guidance

CPG Design (2021)

CPG Amenity (2021)

CPG Home Improvement (2021)

### Belsize Conservation Area Design Guide 2010

## Assessment

### *Proposal*

- 1.1 Planning permission is sought for a timber Pergola structure within the rear garden area close to the side boundary with No.51 Belsize Park Garden.
- 1.2 The main issues to be considered as part of the assessment of the proposal are its impact on design and amenity.

### *Design*

- 1.3 Policies D1 (Design) and D2 (Heritage) set out the Council's presumption in favour of high quality design and requirement that development within Conservation Areas shall preserve or, where possible, enhance the character or appearance of the area.
- 1.4 The proposed structure would be c. 9m wide and 5m deep. 2.8m tall uprights (150mm x 150mm in section) would sit atop the existing low wall around the patio bringing the overall height to c.3.5m. The pergola would be shaped to follow the arrangement of the ground floor bay and the existing rear patio. It has been designed to sit beneath the first floor balcony.
- 1.5 The pergola would be open on all sides and above, traditional in form & materials and characteristic of rear garden structures of its kind. It would be arranged over an existing hard paved area of 32sqm and would not result in a reduction of soft landscaping in the garden. The lightweight open structure would be entirely subordinate to the 4 storey property and would not obscure views of the property from the rear. The proposals preserve the character and appearance of the host property and the Belsize Conservation Area.

*Amenity*

1.6 The proposals, by virtue of their location, design and open form would have no significant impact on the amenity of neighbours, as required by Local Plan policy A1 (Managing the impact of development).

*Conclusion*

1.7 No objection was received from neighbouring properties. The site's planning history was taken into account when determining this application.

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

1.9 The proposed development is in general accordance with Policies D1 and D2 of the Camden Local Plan 2017 and the proposed development also accords with the London Plan 2021; and the provisions of the National Planning Policy Framework 2021.

*Recommendation*

1.9 Grant conditional planning permission

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 29th November 2021, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2020/5998/P  
Contact: Joshua Ogunleye  
Tel: 020 7974 1843  
Email: [Joshua.Ogunleye@camden.gov.uk](mailto:Joshua.Ogunleye@camden.gov.uk)  
Date: 23 November 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

MDP DESIGN  
HOMELANDS  
The Creek  
Sunbury-on-Thames  
TW16 6BY  
United Kingdom

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**49 A Belsize Park Gardens**  
**London**  
**NW3 4JL**

# DECISION

Proposal: Erection of a single storey pergola to rear at lower ground level.

Drawing Nos: Site Location Plan, LLP01 (Existing and proposed drawings), Eight sheets of pergola drawings including Elevations 1-4.

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, LLP01 (Existing and proposed drawings), Eight sheets of pergola drawings including Elevations 1-4.

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

Informative(s):

- 1 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.
  
- 2 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.

**DECISION**

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

Chief Planning Officer