

Application ref: 2021/2337/P
Contact: Leela Muthoora
Tel: 020 7974 2506
Email: Leela.Muthoora@camden.gov.uk
Date: 13 December 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

Mr James Wintour
77 Old Woolwich Road
Greenwich
London
SE10 9PP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

29 Belsize Park Gardens
London
NW3 4JH

Proposal:

Installation of ramp to communal entrance to front elevation of flats.

Drawing Nos: Site location plan, Heritage Statement, 2, 3, 4a, 4b

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, Heritage Statement, 2, 3, 4a, 4b.

Reason:

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission.

The site is a semi-detached, four-storey with attic Italianate villa originally built as a dwellinghouse in the mid-1850's, and currently sub-divided into flats. It forms half of a symmetrical pair of stucco villas, located on the southern side of the street. It is identified as making a positive contribution to the Belsize Conservation Area, and subject to an Article 4 direction restricting minor alterations.

The existing path extends over the lower ground floor between the public footpath to the main entrance. The application seeks to provide step-free access to the communal main entrance and is required to allow access and egress to and from the property by occupiers who use mobility equipment and require level access. This will be achieved by adding a sloped surface to half the path with a gradient as shallow as possible given the available space. The surface treatment to the existing path is non-original but has been sympathetically repaired with black and white tiles to match the remaining original designs. The tiles will be replicated for the proposed slope.

While there is some impact from the change in surface height, the proposal would match the existing and is appropriate in design and materials for the host building. Therefore, it would not have a detrimental effect on the street-scene and would preserve the character and appearance of the Belsize Park Conservation Area.

Given the minor nature of the works the proposal is not considered to cause harm to the neighbouring residential occupiers in terms of outlook.

No objections have been received as the result of consultation, the Belsize Conservation Area Advisory Committee have confirmed they have no objections prior to making this decision. The site's planning history was considered in the determination of this decision.

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

As such, the proposed development is in general accordance with policies A1, C6, D1 and D2 of the London Borough of Camden Local Plan 2017 and

Camden Planning Guidance: Access for All. The proposed development also accords with the policies of 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 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 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 be 'DRP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer