

Application ref: 2021/5291/P
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Date: 11 January 2022

Development Management
Regeneration and Planning
London Borough of Camden
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Michael Burroughs Associates
93 Hampton Road
Hampton Hill
TW12 1JQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**17 A Belsize Lane
London
NW3 5AD**

Proposal:

Erection of ground floor garden pergola above existing rear exterior decking.

Drawing Nos: Site Location Plan 111_F_Location. EX_GA161_01 A, 02 A, 03 A, 04 A, 05 A, 06 A, 08 A. PP_GA_161_01 A, 02 A, 03 A, 04 A, 05A, 06 A, 08 A, 20 A.

Planning Design Access and Heritage Impact Statement October 2021.

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 111_F_Location. EX_GA161_01 A, 02 A, 03 A, 04 A, 05 A, 06 A, 08 A. PP_GA_161_01 A, 02 A, 03 A, 04 A,

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 proposed erection of a single storey rear extension forming a ground floor garden pergola above existing exterior decking is considered acceptable in terms of scale, design and materials.

The new addition shall align with the existing ground floor single storey rear projection; with a single rendered beam and column forming the frame of the pergola, along with four brace beams supporting the glazed panelled roof. The side and rear elevation of the pergola remain open to the elements. A rain water pipe shall be concealed within the new rendered column. The pergola extension shall sit well inside the width of the main house and shall be a subordinate addition.

The proposal is considered to be a lightweight extension to the host property and in keeping with the architectural style of the locally listed building. Following development, the new addition would be visible from the street in glancing views; however, a high brick boundary wall to both Belsize Lane and Ornan Road shields the rear garden of the site and so views from the public realm will be limited. Additionally, the rear garden of the property benefits from several mature trees, which also shield the rear of the property from any public view.

The proposals are not considered to harm neighbouring residential amenity in terms of loss of privacy, daylight or outlook.

Council Conservation Officers were consulted on the scheme and raised no objection. Overall, the proposal is considered to preserve the character and appearance of the host property and surrounding Fitzjohn's and Netherhall Conservation Area.

No objections were received prior to the determination of the application. The planning history of the site and surrounding area has been considered 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 s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1, and D2 of the London Borough of 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 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.
- 4 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.

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 positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer