

Application ref: 2021/5411/P
Contact: Fast Track GG
Tel: 020 7974
Email:
Date: 31 January 2022

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

deUNIT
60 Devonshire Road
London
N13 4QX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Rear 1st and 2nd Floors (Flat 4)
58A Belsize Lane
London
NW3 5AR

Proposal:

Installation of oriel bay window and replacement of two existing windows at the rear and on the side of the building.

Drawing Nos: 58aBL_P500; 58aBL_P1000; P001; P002; P003; P004; P101; P102; P103; P104; P105; P106; P107; P108; SD51 01; Design and Access Statement dated November 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 58aBL_P500; 58aBL_P1000; P001; P002; P003; P004; P101; P102; P103; P104; P105; P106; P107; P108; SD51 01; Design and Access Statement dated November 2021.

Reason:

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

- 4 The oriel bay window at second floor level (as shown on plan P102), hereby approved, shall be obscure-glazed and non-opening where it faces no. 56 Belsize Lane. The window on the side elevation at first floor level (as shown on plan: P101), hereby approved, shall be obscure-glazed and non-opening below a height of 1.7m above the finished floor of the room in which the window is installed.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The site comprises a four storeys plus basement, mid-terraced building, located in the Belsize Park Conservation Area. At basement and ground floor levels there is a restaurant with four residential flats at 1st to 3rd floors above. The building contains a three storey rear closet wing with mezzanine floor levels below. Flat 4 currently occupies the 1st and 2nd floors of the rear closet wing mezzanine levels.

It is proposed to replace the two existing uPVC windows on the rear and side elevations of the outrigger with timber frame double glazed sash windows. The side window is proposed to be enlarged however it would be non-opening below 1.7m height and have obscure glazing.

The proposal also includes the installation of an oriel bay window at the rear, inner courtyard space on the second floor. The double glazed frameless glass window would be fitted in the secluded part of the property and would be congruous with the inner courtyard surrounding. The window which would be facing the adjoining building at No. 56 Belsize Lane would have obscure glazing pane and be non-opening.

The windows are acceptable in terms of material, location and design. They would be sympathetic to and in keeping with the existing appearance of the host property in terms of the design, locations, proportions and materials, and would preserve the character and appearance of the building and Belsize Conservation Area in which it is located.

The proposed oriel bay window projects close to an existing window at second floor level. This window serves a bathroom and is obscurely glazed. Furthermore, the flat is dual aspect with good outlook on Belsize Lane elevation. Therefore, it is not considered to adversely impact neighbour amenity. The windows opposite at 2 Princess Mews are at a higher level and would therefore the proposal would not cause harm in terms of overlooking.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

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

As such, the proposal is in general accordance with policies A1, CC1, D1 and D2 of the Camden Local Plan 2017, 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer