

Application ref: 2022/1562/P
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Date: 2 August 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Alez Ltd
85 Great Portland Street
London
W1W 7LT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

18 Belsize Road
London
NW6 4RD

Proposal:

Erection of rear and side ground floor extensions, new roof lights to the existing flat roof and alterations to the front ground floor window

Drawing Nos: Site Location Plan 22001-0-001 P1, 22002-0-018 P2, 22001-0-002 P2, 22002-0-010 P2, 22002-0-011 P2, 22002-0-012 P2, 22002-0-013 P2, 22002-0-014 P2, 22002-0-015 P2, 22002-0-016 P2, 22002-0-017 P1, Design and Access Statement

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 22001-0-001 P1, 22002-0-018 P2, 22001-0-002 P2, 22002-0-010 P2, 22002-0-011 P2, 22002-0-012 P2, 22002-0-013 P2, 22002-0-014 P2, 22002-0-015 P2, 22002-0-016 P2, 22002-0-017 P1, Design and Access Statement

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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposals are for the erection of a full width rear extension, a side extension infilling the side alley, new rooflights on the existing roof, and minor alterations to the front ground floor window. The application site is neither listed nor located within a Conservation Area.

The rear extension would measure 4m deep, 3m high and 6.7m wide. The side extension would infill the side return between the host property and boundary wall with no. 20. Following officer advice, the side extension would be set back from the front elevation by 0.32m to create a shadow gap. There are examples of full width rear extensions along Belsize Road including at nos. 16 (2011/5301/P), 20 and 14 (2018/3652/P) and side extensions such as at no. 30 (13089). The 4m depth of the rear extension is less than that at no.14. The extensions would read as subordinate to the host property. An acceptable amount of garden space would be retained.

The extensions would be finished in stock brick which would be sympathetic to the host and surrounding properties with aluminium doors on the rear elevation which are considered acceptable. A uPVC window is proposed on the front elevation which would match the materials of existing windows and doors.

Four rooflights are proposed on the existing flat roof. These would not be visible from the public realm and would not cause significant light pollution to neighbouring occupiers and are thus considered acceptable.

The existing side shutters on the ground floor front window would be replaced with glazed windows with bars matching the existing central window. This would have a minor impact on the appearance of the front elevation and would be a sympathetic addition.

The rear extension would project marginally deeper than the extensions at neighbouring properties. However it is considered that no significant amenity impacts would result in terms of loss of light, outlook or privacy.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the 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