

Application ref: 2022/1882/P
Contact: Edward Hodgson
Tel: 020 7974 8186
Email: Edward.Hodgson@camden.gov.uk
Date: 24 August 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

urbanist architecture
2 Little Thames Walk
London
SE8 3FB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

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

Proposal:

Amalgamation of two flats into one flat on lower ground floor and removal of a front door
Drawing Nos: Site Location Plan, 200-NW3 4JL-URB -ZZ-XX-DR-A-001, 200-NW3
4JL-URB -ZZ-XX-DR-A-01101, 200-NW3 4JL-URB -ZZ-E1-DR-A-01201, 200-NW3
4JL-URB -ZZ-S3-DR-A-01301, 200-NW3 4JL-URB -ZZ-E3-DR-A-01302, 200-NW3
4JL-URB -ZZ-XX-DR-A-1001, 200-NW3 4JL-URB -ZZ-XX-DR-A-101101, 200-NW3
4JL-URB -ZZ-E1-DR-A-101301, 200-NW3 4JL-URB -ZZ-S3-DR-A-101401, 200-NW3
4JL-URB -ZZ-E3-DR-A-101402, 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, 200-NW3 4JL-URB -ZZ-XX-DR-A-001, 200-NW3 4JL-URB -ZZ-XX-DR-A-01101, 200-NW3 4JL-URB -ZZ-E1-DR-A-01201, 200-NW3 4JL-URB -ZZ-S3-DR-A-01301, 200-NW3 4JL-URB -ZZ-E3-DR-A-01302, 200-NW3 4JL-URB -ZZ-XX-DR-A-1001, 200-NW3 4JL-URB -ZZ-XX-DR-A-101101, 200-NW3 4JL-URB -ZZ-E1-DR-A-101301, 200-NW3 4JL-URB -ZZ-S3-DR-A-101401, 200-NW3 4JL-URB -ZZ-E3-DR-A-101402, 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposals seek to amalgamate the two existing flats at lower ground floor level into one flat and to remove and infill one of the existing entrance doors.

Policy H3 of the Camden Local Plan 2017 seeks to resist the loss of two or more residential units and states that the net loss of one home is acceptable when two dwellings are being combined into a single dwelling house as is applicable in this case. No loss of residential floorspace would result. No previous units have been lost at this site and so there is no cumulative loss of units. The proposed unit would provide an acceptable standard of accommodation.

Policy T2 requires all new development to be car-free. As there is a reduction in the number of units and the existing units are not car-free, it is considered that a S106 agreement securing car-free housing would not be required in this instance.

The proposals would involve the loss of the existing entrance door to 49A located on the side elevation and would be replaced by a stucco render infill that would match the finish of the side elevation and thus would be sympathetic. The loss of the door and new wall infill would have a minimal visual impact on the appearance of the host property. Due to its siting, it has limited visibility from the public realm. It is therefore considered to preserve the appearance of the host building and conservation area.

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.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

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, D1, D2, T2 and H3 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', written in a cursive style.

Daniel Pope
Chief Planning Officer