

Application ref: 2022/3298/P
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Date: 28 October 2022

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk
www.camden.gov.uk/planning

Norton Mayfield Architects Ltd.
Unit 8
Harland Works
John Street
Sheffield
S2 4QU
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

76 Flat 1st Floor
Belsize Park Gardens
London
Camden
NW3 4NG

Proposal:

Installation of balustrade to the rear first floor portico.

Drawing Nos: 2252-NMA-00-ZZ-DR-B-00001 Location Plan rev P1, 2252-NMA-00-ZZ-DR-B-00200 Existing rev P1, 2252-NMA-00-ZZ-DR-A-00200 Proposed rev P1,
Supporting Statement by Norton Mayfield Architects dated 01/08/22.

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 2252-NMA-00-ZZ-DR-B-00001 Location Plan rev P1, 2252-NMA-00-ZZ-DR-B-00200 Existing rev P1, 2252-NMA-00-ZZ-DR-A-00200 Proposed rev P1, Supporting Statement by Norton Mayfield Architects dated 01/08/22.

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 addition of a 1.2m high balustrade to flat roof of the existing portico is considered acceptable. There are numerous examples of the flat roof of porticos being used as terraces to the rear of properties on Belsize Park Gardens, including nearby Nos 62, 64, 66, 68, 70, 72 and 74.

A simple metal railing painted black is proposed following the curve of the parapet wall. The addition cannot be seen from anywhere in the public realm, only from surrounding properties, and is considered to be of the desired material and finish, aligned with other such balustrades in the area. For this reason the proposal is considered to protect and enhance the character of the conservation area.

The proposed work is modest and is not considered to cause any material harm to neighbouring amenity in terms of privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. The flat roof of the portico is already accessible by doors and therefore overlooking is already possible from this position. Any view across to neighbour's first floor windows is oblique and is not expected to be materially harmful. For this reason the proposal is not deemed to significantly increase overlooking to habitable rooms or gardens nearby.

Special regard has been attached to the desirability of preserving or enhancing 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.

One objection was received and has been taken into consideration. The planning history of the site has been taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1, D1 and D2 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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully



Daniel Pope

Chief Planning Officer