

Application ref: 2021/5882/P
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Date: 15 September 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

Archie Halls
100 Pall Mall
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

21 Belsize Park
London
NW3 4DU

Proposal:

Change of use and conversion of existing hotel (C1) and associated basement flat (C3) to single family 6-bedroom dwellinghouse (C3).

Drawing Nos: PL-11 rev1; PL-01; PL-12; PL-02; PL-03; Design, Access and Heritage; Belsize Park Covering statement; ASHP Noise Assessment; Supporting SAP worksheets for energy and sustainability statement; Energy & sustainability option

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

PL-11 rev1; PL-01; PL-12; PL-02; PL-03; Design, Access and Heritage; Belsize Park Covering statement; ASHP Noise Assessment; Supporting SAP worksheets for energy and sustainability statement; Energy & sustainability option

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 if in CA] of the London Borough of Camden Local Plan 2017.

- 4 Prior to the relevant works, full details of an acoustic enclosure and noise mitigation for the Air Source Heat Pumps (ASHPs) shall be submitted to and approved in writing by the local planning authority. The details shall demonstrate the external noise level emitted from the equipment would be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity, in accordance with the approved noise report J20-13300A-20A/1/F1. The development shall thereafter built in accordance with the approved details and the AHSPs shall not be used unless the mitigation remains in accordance with the approved details.

Reason: To protect the amenity of the surrounding premises and the area generally in accordance with policies D1, A1 and A4 of the Camden Local Plan 2017.

- 5 Prior to the relevant works , full details of Air Source Heat Pumps (ASHPs) and any mechanical ventilation shall be submitted to and approved by the local planning authority. The details shall demonstrate the ASHP system and any ventilation either has no active cooling function, or cooling deactivated by the manufacturer, or that it is an air to water heat pump system only supplying underfloor heating and/or oversized radiators. The measures shall be fully provided in accordance with the approved details and thereafter retained and maintained in accordance with the approved scheme, and no other system of active cooling shall be implemented.

Reason: In order to minimise energy consumption and following the energy and cooling hierarchies, in accordance with policies CC1, CC2, D1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission 1:

The application site comprises of a four storey hotel plus basement residential flat used by the hotel operators. It is located on the north west side of Belsize Park near to the junction with Belsize Terrace, Belsize Avenue and Belsize Park Gardens, with Belsize Lane to the rear. The surrounding area is predominantly in use for residential purposes.

The host building is a Victorian property developed in the mid 1850s located within the Belsize Park Conservation Area, and the building is a semi detached villa.

The site was in use as a hotel until 2020. This proposal involves the change of hotel and managers' flat to provide a new 6-bedroom dwellinghouse.

Policy E3 aims to protect visitor accommodation in appropriate locations such as Central London, growth areas and the town centres. The application site is outside of these locations.

The existing building is in relatively poor condition and ceased trading in 2020 due to lack of demand and interest in investing to make the hotel a viable business. A list of properties has been identified to demonstrate similar hotels that are still operating in the area. The site's heritage significance places constraints on potential external alterations as the original form largely remains and makes a positive contribution to the conservation area.

Returning the building back to its original intended use as a dwelling house in a residential area without a lack of visitor accommodation is supported, and would retain original features and function of the building.

Local Plan Policy H7 identifies 4 + bedroom market dwellings as a large home with low priority. However, the policy acknowledges that it will not be appropriate for every development to focus on the higher priorities and this is balanced against the original function of the building. The application is in general accordance with Policy H1 and H7.

2 Reasons for granting permission 2:

In accordance with Policy H4, the new residential floorspace of 492sqm gross internal area floorspace (GIA) has capacity for 5 new homes. Therefore a financial contribution towards affordable housing, in the form of a payment in lieu (PIL) for £246,000.00 would be secured by Section 106 legal agreement.

On balance, the loss of visitor accommodation in this location, the addition of a large single dwellinghouse, together with the financial contribution to affordable housing, is in accordance with policies E3, H4, and H7 of the Local Plan.

The dwellinghouse would substantially exceed the minimum residential standards in accordance with guidance provided by CPG Housing and the Nationally Described Space Standards and London Plan 2021 (Table 3.1). The property currently benefits from external private amenity space and the new dwellinghouse will continue to have access to the existing rear garden.

The external alterations are limited to replacement stairs to front elevation at

basement level, external wall lights to entrance and basement level, and new plant equipment/refuse location to rear. The stairs and wall lights are part of the established character of the street and are acceptable due to their detailed design and materials, as well as the plant equipment/refuse area. Subject to conditions, they would preserve the special character of the building, street scene and the appearance of the wider Belsize Park conservation area in accordance with Local Plan policies D1 and D2.

Given the minor nature of the proposed external alterations, they would not harm neighbouring amenity in terms of outlook, privacy or daylight (in accordance with Policy A1). Noise impact from plant would be controlled by condition.

3 Reasons for granting permission 3:

Policy T2 parking and car-free development, seeks to promote sustainable travel and make private transport more sustainable by requiring all new developments, and changes of use, to be car-free. The existing hotel and mangers' flat have access to on street parking permits so the new proposed dwelling would not increase parking. As the proposals involve the creation of a new residential unit, the development will be made 'car-free' but with a named exemption for the applicant given there would be no immediate additional impact. This would be secured via Section 106 legal agreement.

Policy T1 prioritising walking, cycling and public transport, requires developments to provide cycle parking facilities. Three secure, cycle parking spaces would be provided within an internal store room to the front of the property, which can be accessed through the external side gate at lower ground level. This exceeds the requirements of the Local Plan and London Plan.

The submitted energy and sustainability statement has been revised to indicate Air Source Heat Pumps (ASHPs) and PV slates as the proposed new energy strategy to be implemented. The proposed energy strategy meets the requirements of Policy CC1, and is in accordance with the GLA energy hierarchy. The Council's energy and sustainability officer has assessed this statement and raises no objection subject to the conditions attached related to the plant equipment.

No objections have been received following statutory consultation. The Belsize Park CAAC raised no objection. The planning history of the site and surrounding area was considered in the determination of this application.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

As such, the proposed development is in general accordance with policies A1, CC1, D1, D2, E3, H1, H4, H6, H7, T1, and T2 of the Camden Local Plan 2017. The proposed development also accords with The London Plan 2021, and the National Planning Policy Framework 2021.

4 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.

- 5 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).
- 6 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.

- 7 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left quadrant of the page.

Daniel Pope
Chief Planning Officer