

Application ref: 2022/5133/P
Contact: Charlotte Meynell
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Date: 28 February 2023

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

Easton Design Office Ltd
23-24 Second Floor
Easton Street
London
WC1X 0DS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

156 Belsize Road
London
NW6 4BJ

Proposal:

Reinstatement of upper ground floor rear window and amalgamation of two flats into one residential maisonette (Class C3) at lower ground and upper ground floor levels

Drawing Nos: 432_000_00; 432_000_01; 432_000_02; 432_000_03; 432_100_01;
432_100_02; 432_100_03; 432_200_01; 432_200_02; 432_300_01; 432_300_02;
432_400_01; Design and Access and Heritage Statement November 2022.

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: 432_000_00; 432_000_01; 432_000_02; 432_000_03; 432_100_01; 432_100_02; 432_100_03; 432_200_01; 432_200_02; 432_300_01; 432_300_02; 432_400_01; Design and Access and Heritage Statement November 2022.

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 proposal consists of the conversion of two existing 1-bedroom flats at lower ground and upper ground floor levels to form a single 3-bedroom unit over two levels. This would result in the net loss of one residential unit. Policy H3 states that the Council will aim to ensure that existing housing continues to meet the needs of existing and future households by resisting development that would involve the net loss of two or more homes. Given that the conversion would result in the loss of only one unit, the proposal would not be contrary to Policy H3.

The proposal would not result in any additional traffic generation as there would be a reduction in the number of residential units; it would not result in any increased pressure to on-street parking and it is therefore considered that a car-free development would not be required in this instance.

The proposed new upper ground floor rear window would reinstate a previously bricked up window. The new window would be double glazed and timber framed in the same detailed design as the existing first floor window above, which is considered appropriate to respect and preserve the character and appearance of the host building and the South Hampstead Conservation Area. The size and positioning of the new rear window would not cause a loss of privacy to neighbouring occupiers.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, D2, H3 and T2 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:

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

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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