

Application ref: 2022/2340/P
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Date: 16 December 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
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Baily Garner LLP
146-148 Eltham Hill
London
SE9 5DY
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**5-7 Belsize Grove
London
Camden
NW3 4UT**

Proposal:

External wall insulation to front, rear and north elevation, with window surrounds to front elevation and quoins, replacement of all timber sash windows and doors with double glazed timber sash windows and doors, solar PV panels to front and side roof slopes.

Drawing Nos: Existing: 33741-BGL-A1-XX-DR-A-1000 Rev P 01; 33741-BGL-A1-XX-DR-A-1001 Rev P 01; 003 Rev 0.1; 004 Rev 0.1; 005 Rev 0.1; 006 Rev 0.1; 007 Rev 0.1; 008 Rev 0.1; WP001 Rev 0.1; WP002 Rev 0.1; WP003 Rev 0.1; W01 Rev 0.1; W02 Rev 0.1; W03 Rev 0.1; W04 Rev 0.1; W05 Rev 0.1; W06 Rev 0.1; W07 Rev 0.1; W08 Rev 0.1; W09 Rev 0.1; W10 Rev 0.1; W11 Rev 0.1; W12 Rev 0.1; W13 Rev 0.1; W14 Rev 0.1; D01 Rev 0.1; D02 Rev 0.1; Window/ Door Schedule;
Proposed: 1200 Rev 01; 1201 Rev 01; 1202 Rev 01; 1203 Rev 01; 1204 Rev 01; 1400 Rev 03; 1401 Rev 02; 1402 Rev 02; 1403 Rev 02; 1200 Rev 03; D001 Rev A; D002 Rev A; D003 Rev A; D004 Rev A; D005 Rev A; D006 Rev A; D007 Rev A; D008 Rev A; D009 Rev A; D010 Rev A; D011 Rev A; D012 Rev A; D013 Rev A; D014 Rev A; D015 Rev A; D016 Rev C; D017 Rev A; D018 Rev A; D019 Rev C; D020 Rev C; D021 Rev C; LW-400 Rev B; Historic Slim - Box Sash Window (44mm) Sheet no: 1 to 6 Rev No: A; Heritage Assessment dated 27 May 2022
Manufacturer specifications: Thermablok Aerogel Insulation Blanket; Sonte-Coat lightweight architectural mouldings; Aspen Arrogels; Permarock Mineral Fibre External

Wall Insulation Systems

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:

Existing: 33741-BGL-A1-XX-DR-A-1000 Rev P 01; 33741-BGL-A1-XX-DR-A-1001 Rev P 01; 003 Rev 0.1; 004 Rev 0.1; 005 Rev 0.1; 006 Rev 0.1; 007 Rev 0.1; 008 Rev 0.1; WP001 Rev 0.1; WP002 Rev 0.1; WP003 Rev 0.1; W01 Rev 0.1; W02 Rev 0.1; W03 Rev 0.1; W04 Rev 0.1; W05 Rev 0.1; W06 Rev 0.1; W07 Rev 0.1; W08 Rev 0.1; W09 Rev 0.1; W10 Rev 0.1; W11 Rev 0.1; W12 Rev 0.1; W13 Rev 0.1; W14 Rev 0.1; D01 Rev 0.1; D02 Rev 0.1; Window/Door Schedule;

Proposed: 1200 Rev 01; 1201 Rev 01; 1202 Rev 01; 1203 Rev 01; 1204 Rev 01; 1400 Rev 03; 1401 Rev 02; 1402 Rev 02; 1403 Rev 02; 1200 Rev 03; D001 Rev A; D002 Rev A; D003 Rev A; D004 Rev A; D005 Rev A; D006 Rev A; D007 Rev A; D008 Rev A; D009 Rev A; D010 Rev A; D011 Rev A; D012 Rev A; D013 Rev A; D014 Rev A; D015 Rev A; D016 Rev C; D017 Rev A; D018 Rev A; D019 Rev C; D020 Rev C; D021 Rev C; LW-400 Rev B; Historic Slim - Box Sash Window (44mm) Sheet no: 1 to 6 Rev No: A; Heritage Assessment dated 27 May 2022

Manufacturer specifications: Thermablok Aerogel Insulation Blanket; Sonte-Coat lightweight architectural mouldings; Aspen Arrogels; Permarock Mineral Fibre External Wall Insulation Systems

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.

- 4 Before the relevant part of the work is begun, detailed drawings to include sections 1:50 and manufacturer specifications in respect of the proposed PV solar panels, shall be submitted to and approved in writing by the local planning authority.

The relevant part of the works shall be carried out in accordance with the details thus approved and retained thereafter.

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.

- 5 Before the cladding is commenced, a sample panel of the mouldings and quoins shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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 proposed development would improve the fabric performance and energy efficiency of the building. This allings with Camden's Climate Action plan and Council's committeement to reduce carbon emissions to net zero by 2030. The building is currently in HMO occupation and the proposal would retain its use, which is in line with Camden policy H10 which aims to ensure that there is continued provision of housing with shared facilities to meet the needs of householders with limited incomes and modest space requirements.

The front elevation is fully rendered and lacks architectural detailing. This is identified in the Belsize Conservation Area Appraisal as having a 'negative visual impact on the streetscene as the buildings have been denuded of all original details'. The rear elevation of the building is mainly brickwork with rendered bay windows.

The proposal includes new external wall insulation (EWI) to front and rear elevations. Detailed elevations and details have been provided which show the additional insulation thickness along the bays, cornices and window reveals. Generally, the proportions of the building and architectural features would be preserved. The proposal aims bring back the building's charm by introducing architectural mouldings around openings to front elevation and quoins on the building's corners, which are welcomed. To ensure high quality implementation of these details, a sample panel of the mouldings and quoins would be required to be provided on site prior to relevant part of work begun.

The proposal involves replacement of existing single glazed timber windows with new double glazed timber framed windows. Details have been provided which show good quality replacement windows, which are acceptable.

Solar PV panels are proposed on the roof of the building. Due to the pattern of development along the street and sun orientation, the front elevation would capture more sunlight and therefore several PV panels are proposed here. The position and location of the panels has been amended to include areas above dormer windows, the flat surfaces and inside slopes of the roof to ensure they do not clutter the roof form. Details of the panels and manufacturer specifications would be secured by condition.

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 considered to preserve the character and appearance of the host building and conservation area.

No objections were received prior 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, A4, D1, D2, CC1, CC2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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.](https://www.gov.uk/appeal-planning-decision)

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer