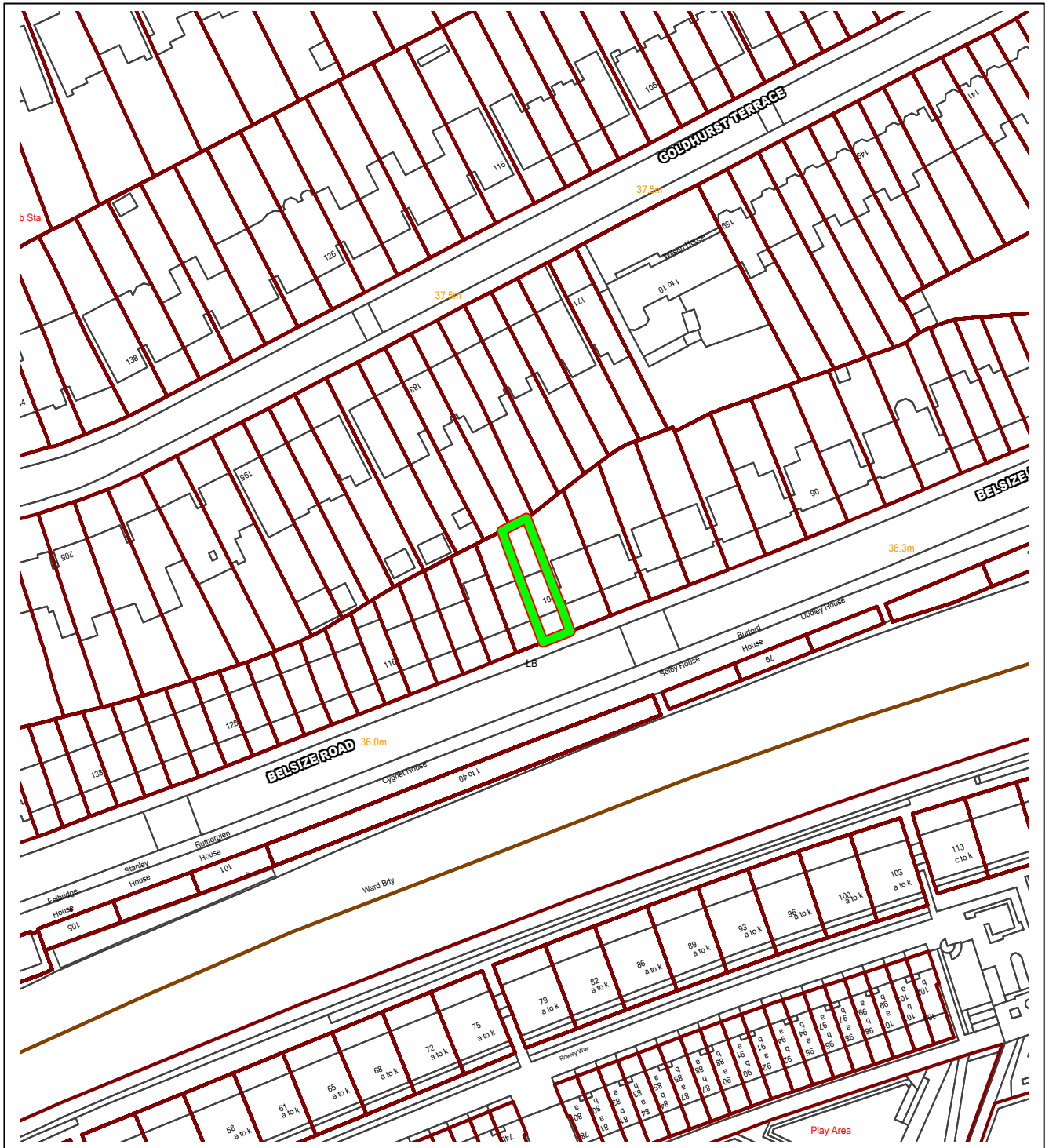


2022/4208/P-104 Belsize Road



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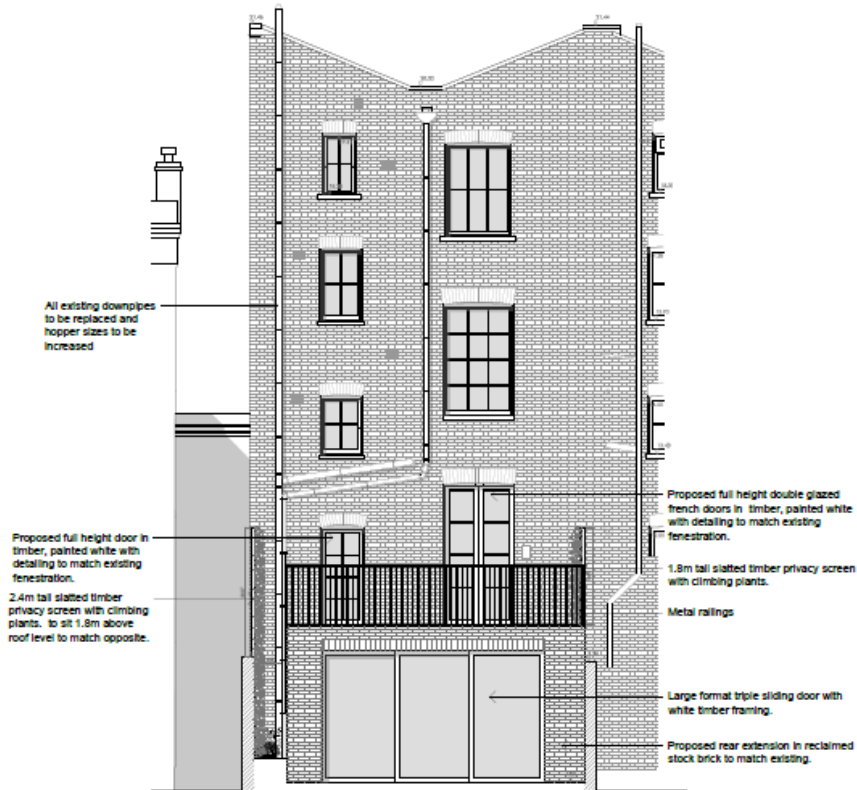
Streetview imagery of the front elevation



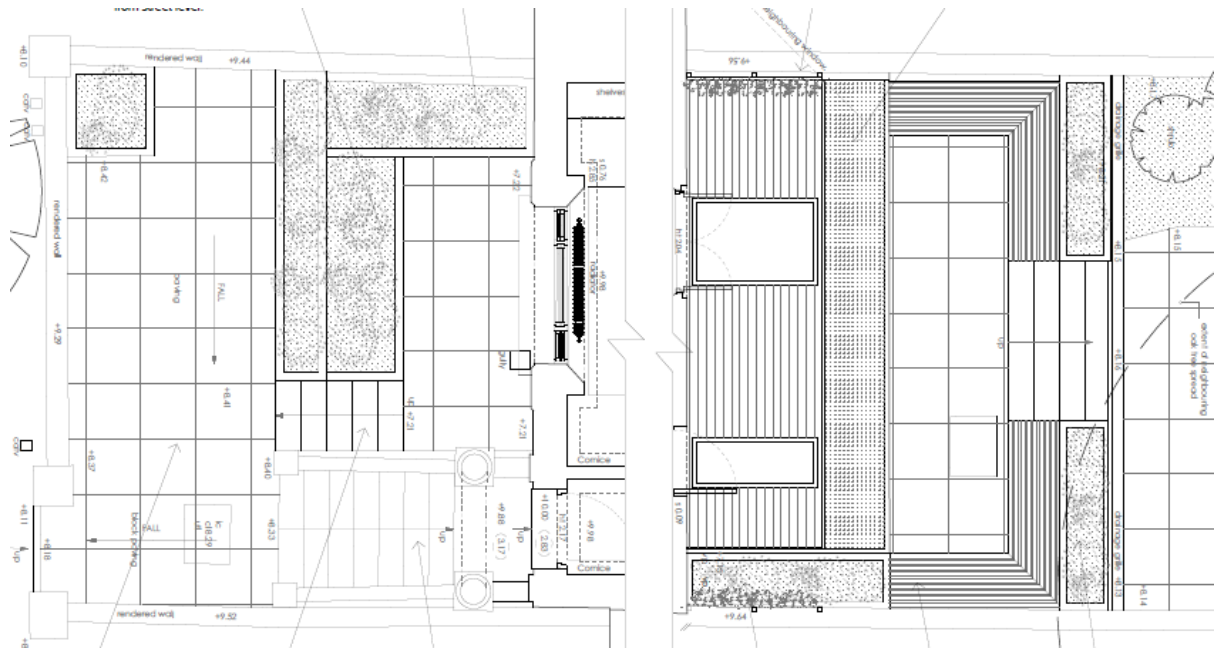
Existing rear elevation



Proposed front elevation



Proposed rear elevation



Proposed landscape plan

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	28/11/2022
		N/A / attached	Consultation Expiry Date:	04/12/2022
Officer			Application Number(s)	
Enya Fogarty			2022/4208/P	
Application Address			Drawing Numbers	
104 Belsize Road London Camden NW6 4BG			<i>See draft decision notice</i>	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Construction of a single storey ground floor rear extension with terrace, replacement of external window and doors at first floor level, the installation of 2 x additional skylights within existing butterfly roof and the erection of a bin and bike store within the front garden and associated landscaping.				
Recommendation:	Grant conditional planning permission			
Application Type:	Householder application			

Conditions or Reasons for Refusal:	<i>Refer to Draft Decision Notice</i>			
Informatives:				
Consultations				
Summary of consultation:	<p>A site notice(s) was displayed near to the site on the 09/11/2022 (consultation end date 03/12/2022).</p> <p>The development was also advertised in the local press on the 10/11/2022 (consultation end date 04/12/2022).</p>			
Adjoining Occupiers:	No. of responses	01	No. of objections	00
Summary of consultation responses:	None			
(CRASH) Combined Residents' Associations of South Hampstead:	<p>A letter of objection was received on behalf of the CRASH. Their objection comments can be summarised as follows:</p> <ol style="list-style-type: none"> 1. Loss of outdoor garden space 2. Lightspill from rooflights on the main roof and the extension <p><u>Officer response:</u></p> <ol style="list-style-type: none"> 1. See section 2.2 of the report. 2. See section 3.4 of the report. 			

Site Description

The application site is a four storey end of terraced property. The property is not listed but is located within the South Hampstead Conservation Area. The property is noted in the conservation area appraisal as making a positive contribution to the character and appearance of the conservation area. It is also in the Kilburn Neighbourhood Plan.

Relevant History

The planning history for the application site can be summarised as follows:

The application site:

No relevant planning history.

170 Belsize Road

2017/0034/P- Erection of a single storey rear extension. Granted 24/02/2017

110A Belsize Road

2015/0738/P- Erection of a single storey rear extension. Granted 31/03/2015

108 A Belsize Road

2012/0748/P- Erection of a single storey rear extension (Class C3) (Retrospective). Granted 02/07/2012

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **D1** Design
- **D2** Heritage

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)

Conservation Statements:

- South Hampstead conservation area appraisal and management strategy 2011

Assessment

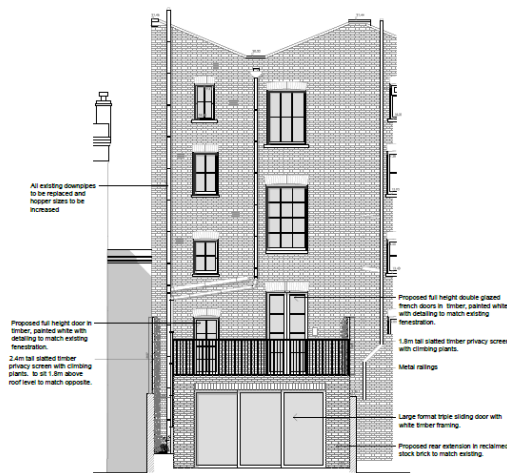
1. The proposal

1.1. Planning permission is sought for the construction of a ground floor full width rear extension, the installation of railings and trellis to form a rear terrace at first floor level, the removal of a rear window and door at first floor level and replacing with two timber doors. The proposal also includes the installation of two rooflights within the existing butterfly roof, the installation of a bin and bike stores within the front forecourt and installation new hard and soft landscaping.

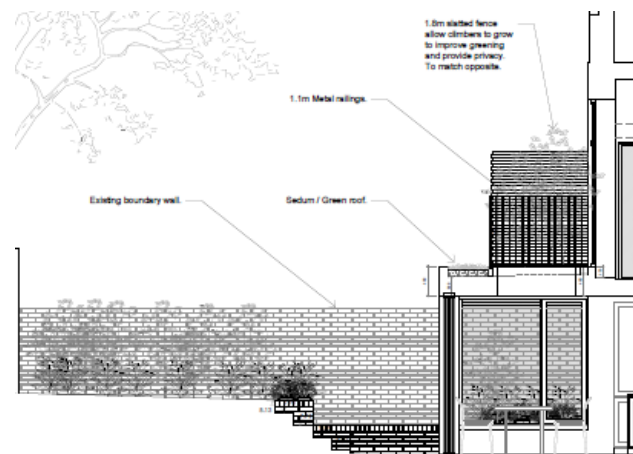
2. Design and Conservation

2.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 of the Local Plan state that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area, and that development should be a high standard.

2.2. The rear extension would measure in 2.3m depth, in 3.m height and would be full width. The extension would have two rooflights, an outdoor terrace and a sedum roof. The extension would also include glazed sliding aluminium doors and would be finished in brick to match the existing property which is considered acceptable. The extension would read as being subordinate to the host property and an adequate amount of open space would be retained which is considered acceptable. Whilst the garden space is reduced, the extension is small and represents a small reduction in the garden space at the rear, meaning well over 50% is retained. Overall, the extension is an appropriate size and a proportionate addition into the rear garden space.



Proposed rear elevation



Proposed section showing the depth of the extension

2.3. The proposed rear extension is considered to be of an appropriate size and siting on the building such that, together with its proposed design and materials, it would not be over-dominant, harmful to the visual amenity of neighbouring occupiers or the character or appearance of the Conservation Area.

2.4. The proposal also includes the installation of a trellis with planting to create a first floor terrace on the flat roof of the proposed rear extension. The terrace would be narrow and small in size and would not be visible from the streetscene. The size, design, location of terrace is considered to preserve the character and appearance of the host building and the conservation area.

- 2.5. The removal of the existing first floor window and door and replacing with two double glazed timber doors is considered acceptable and due to limited visibility would not have a detrimental impact on the host building or the conservation area.
- 2.6. The proposal includes the installation of two conservation style rooflights within the existing butterfly roof. The rooflights would not be visible from the streetscene and would not alter the overall roof form and would not harm the appearance of the existing building.
- 2.7. To the front of the property, the proposal includes the installation of a bin and bike enclosures with green roofs. The proposed timber clad bin and bike stores would be located in the front garden adjacent to no.108 Belsize Road. The scale of the proposed bin and bike store is considered to be subordinate to the front garden and host building and is considered acceptable.
- 2.8. In addition, the existing hardstanding and stairs would be re-surfaced with york stone, which would be a minor alteration in terms of its visual impact.
- 2.9. As such, the proposal would not have any detrimental impact on the character and appearance of the property and the South Hampstead conservation area and complies with policy D1 and D2 of the Camden Local Plan 2017.
- 2.10. 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.

3. Residential Amenity

- 3.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacted upon by virtue of noise or vibrations.
- 3.2. Due to the location, size and nature of the extension at lower ground floor level, the extension would not harm the neighbour's amenity in terms of the loss of natural light, light spill or loss of privacy. Accordingly, given that the height of the extension, is only marginally taller than existing boundary walls facing neighbouring properties, the proposed extension would not have any harmful impact on amenity in terms of loss of light or outlook.
- 3.3. The trellis is considered to limit any overlooking from the terrace and due to the location of the trellis itself would not harm the neighbouring properties. Due to its size and location of the terrace and the trellis, it is considered that it would not harm the amenity of any neighbouring properties by way of overlooking, added sense of enclosure or noise.
- 3.4. Due to the size and location of the roof lights on top of the extension and within the main roof, they would not lead to any lightspill, direct overlooking or loss of privacy which would cause noticeable harm to neighbouring properties.
- 3.5. The other changes included within the application are not considered to harm the amenity of the neighbouring properties in any way due to them being small in scale and well considered.
- 3.6. As a result, the proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with planning policies A1.

4. Recommendation

4.1. Grant conditional Planning Permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 6th March 2023, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2022/4208/P
Contact: Enya Fogarty
Tel: 020 7974 8964
Email: Enya.Fogarty@camden.gov.uk
Date: 23 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

maxwell and company
3rd Floor 14 clerkenwell green
14 clerkenwell green
london
EC1R 0DP
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
104 Belsize Road
London
Camden
NW6 4BG

DECISION

Proposal:

Construction of a single storey ground floor rear extension with terrace, replacement of external window and doors at first floor level, the installation of 2 x additional skylights within existing butterfly roof and the erection of a bin and bike store within the front garden and associated landscaping.

Drawing Nos: BeR.EX.098; BeR.EX.099; BeR.EX.001;BeR.EX.002; BeR.EX.003;
BeR.EX.004; BeR.EX.005; BeR.EX.006; BeR.DE.10101;BeR.DE.102; BeR.DE.103;
BeR.DE.10401;BeR.DE.10501;BeR.DE.10601;BeR.PP.20101;
BeR.PP.20201;BeR.PP.203; BeR.PP.20401;BeR.PP.20501;BeR.PP.20601;
BeR.PP.20701; BeR.PP.20801; BeR.PP.20901; Design and Access Statement dated
January 2023 rev01 prepared by Maxwell

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;

BeR.EX.098; BeR.EX.099; BeR.EX.001;BeR.EX.002; BeR.EX.003; BeR.EX.004; BeR.EX.005; BeR.EX.006; BeR.DE.10101;BeR.DE.102; BeR.DE.103; BeR.DE.10401;BeR.DE.10501;BeR.DE.10601; BeR.PP.20101; BeR.PP.20201;BeR.PP.203; BeR.PP.20401;BeR.PP.20501;BeR.PP.20601; BeR.PP.20701; BeR.PP.20801; BeR.PP.20901; Design and Access Statement dated January 2023 rev01 prepared by Maxwell

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 The use of the roof as a terrace shall not commence until the two trellis, as shown on the approved drawing (BeR.PP.20901), have been constructed. The trellis shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The remainder of the flat roof at first floor level, outside of that enclosed by the trellis's hereby approved, shall not be used as a terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).

- 2 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.
- 3 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-householder-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

Chief Planning Officer