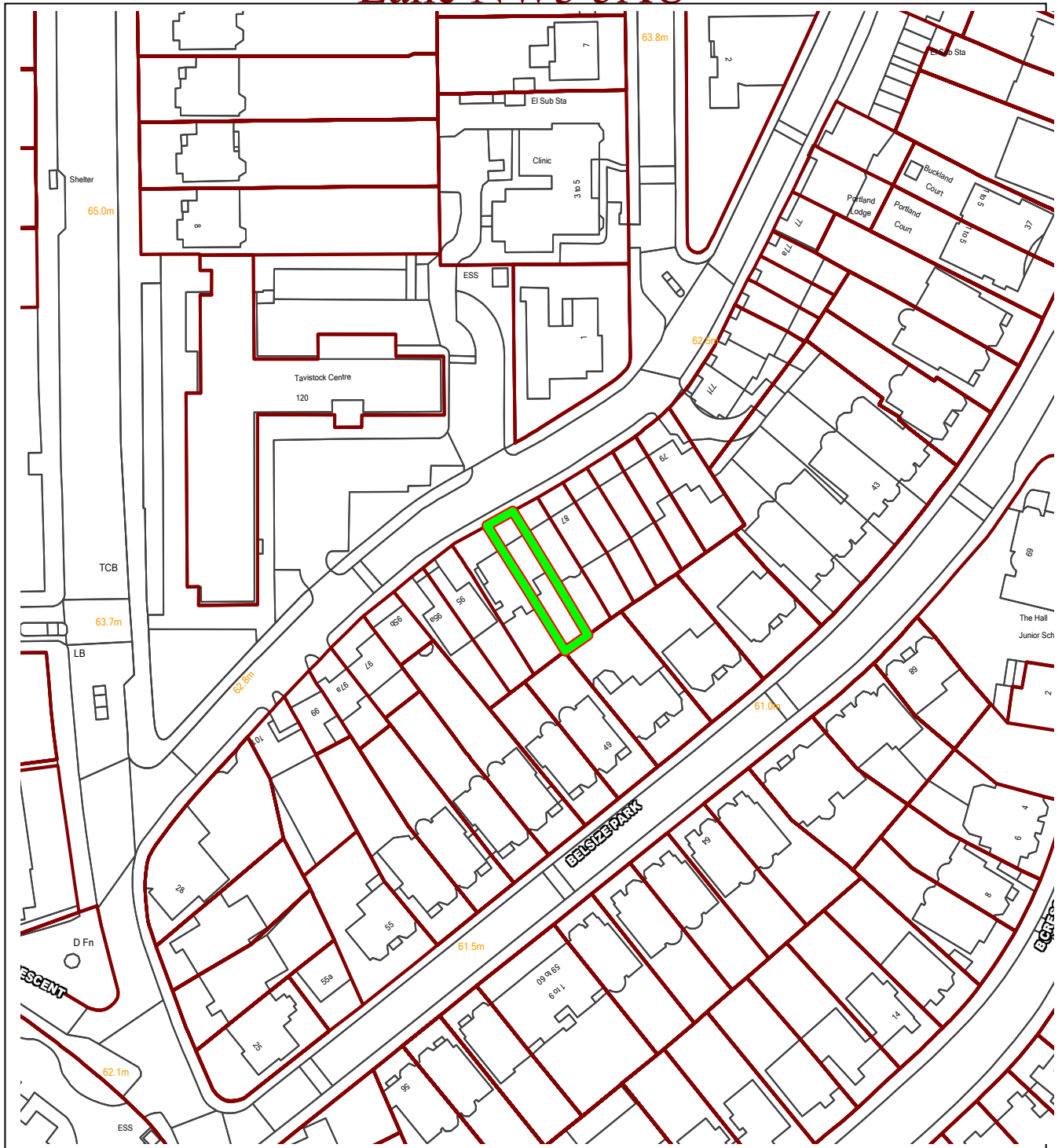


# 2022/3803/P and 2022/4513/L 91 Belsize Lane NW3 5AU



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Application Site shown with the  
blue arrow 91 Belsize Lane



Image 1. Aerial View



Image 2. Existing rear elevation





Image 5. Existing rear elevation.



Image 6. Proposed rear elevation

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>11/01/2023</b>
<b>(Members Briefing)</b>		N/A	<b>Consultation Expiry Date:</b>	<b>11/12/2022</b>
<b>Officer</b>			<b>Application Numbers</b>	
Obote Hope			i) 2022/3803/P ii) 2022/4513/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
91 Belsize Lane London NW3 5AU			See draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
(i) Erection of a single storey rear extension at lower-ground floor level, new hard and soft landscaping arrangement and alterations to the front boundary wall.  (ii) Erection of a single storey rear extension rear extension at lower-ground floor level, new hard and soft landscaping arrangements and alterations to the front boundary wall, with associated internal works and alterations to the fenestration treatment to the front and rear elevations.				
<b>Recommendation:</b>	i) Grant conditional planning permission ii) Grant conditional listed building consent			
<b>Application Type:</b>	i) Full Planning Permission ii) Listed Building Consent			



Conditions or Reasons for Refusal:	Refer to Draft Decision Notices			
Informatives:				
Consultations				
Summary of consultation:	Site notices were displayed near to the site on the 26/10/2022 (consultation end date 19/11/2022).  The development was also advertised in the local press on the 27/10/2022 (consultation end date 20/11/2022).			
Adjoining Occupiers:	No. of responses	02	No. of objections	02
Summary of consultation responses:	2 objections were received to the original proposal from residents of the upper floor flat at 91 Belsize Lane, summarised as follows: <ul style="list-style-type: none"><li>• The two storey extension infill that brings a new roof line right up to beneath our kitchen window that would have an impact given its scale and bulk;</li><li>• It's difficult to read and is also inaccurate of the drawing to illustrate how boxed in our rear window would be with the proposed two storey extension coming right up the side and to the base of our window;</li><li>• the proposal would destroy the final remaining intact house on the terrace;</li><li>• A significant deterioration in outlook, and;</li><li>• The proposal would have an adverse effect and deterioration of the listed building.</li></ul> <i>Officer's Response:</i> <ul style="list-style-type: none"><li>• The proposed extension is now revised and a single storey rear extension is proposed. Please refer to section 1.8 (revisions) and section 3 (design and heritage)</li><li>• As stated above, the proposal has been revised. Please refer to paragraph 1.3 below.</li><li>• Please see the amenity section below in section 4 (amenity)</li><li>• Please see the amenity section below in section 4 (amenity)</li><li>• Please see the section 3 (design and heritage) below particular paragraphs 3.3-3.5</li></ul>			
Belsize CAAC and Neighbourhood Forum:	The Belsize Park CAAC objected on the following grounds: <ul style="list-style-type: none"><li>• The glazed infill should sit between the two outriggers as they exist with the neighbouring and should not be extended at lower ground level.</li></ul> <i>Officer's Response:</i> <ul style="list-style-type: none"><li>• The principle of extending the property at lower-ground floor level is considered acceptable given the existence of rear additions to the neighbouring properties within the terrace. Please see the design section 3 below for further assessment.</li></ul>			

## Site Description

91 Belsize Lane, forms part of a 4 storey mid-terrace townhouse grade II listed terraced row of 8 houses, Nos. 73-93 (odds), built c1850 and is located on the south side of Belsize Lane. The terrace's significance is derived from its historic and architectural interest as a well-preserved example of mid-19th century London housing. In terms of No. 91, many of the original features survive, including much of the property's original plan form and a number of historic features including external and internal joinery plus internal plasterwork and fireplaces.

The works relate to the existing maisonette at lower and ground floor which is thought to have been created as a result of a 1970s residential conversion of the property (see planning history below for further details). The application site is located within the Belsize Park conservation area to which it makes a positive contribution.

## Relevant History

Application site:

**2015/2277/P** – Installation of dormer window, 2 rooflights and new railings at the rear. **Granted** on 05/08/2015.

**2015/2773/L** - Installation of dormer window, 2 rooflights, new railings at the rear and internal alterations. **Granted** on 25/08/2015.

**G7/11/21/HB/1563** - The change of use of the basement and ground floors to a self-contained maisonette, including works of conversion. **Granted** on 24/02/1977.

**G7/11/21/23711**- The change of use of the basement and ground floors to a self-contained maisonette, including works of conversion. **Granted** on 24/02/1977.

## Other relevant sites

### 87 Belsize Lane

**2004/3057/P** – Planning permission for the change of use from a basement flat and 4-storey maisonette to a single family dwelling house incorporating the demolition of the existing single storey rear extension, the erection of a partial-width rear infill extension at basement, ground and first floors with an external terrace at first floor level; the erection of a flat roof on the existing rear stair enclosure at second floor level; and the erection of a full-width rear cockpit dormer window with external terrace. **Granted** on 07/10/2004.

**2004/3058/L** – Listed building consent for the change of use from a basement flat and 4-storey maisonette to a single family dwelling house incorporating internal works of conversion and demolition of existing fabric, the demolition of the existing single storey rear extension, the erection of a partial-width rear infill extension at basement, ground and first floors with an external terrace at first floor level; the erection of a flat roof on the existing rear stair enclosure at second floor level; and the erection of a full-width rear cockpit dormer window with external terrace. **Granted** on 07/10/2004.

### 79 Belsize Lane

**9560026R4** – conservation area consent for the change of use of the existing buildings from a hotel to 26 self-contained residential units together with the erection of a three storey rear extension, and the landscaping of the land to the rear together with the provision of 17 surface car parking spaces. **Granted** on 28/05/1996.

## 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 Area Statements:**

- Belsize Conservation Area Statement (2002)

## **Assessment**

### **1. Proposal**

1.1. Planning permission is sought for various internal and external alterations, the principal goal for the scheme is to update the plan form of the flat and improve the functionality of the dwelling. The proposal would include the erection of new single storey extension to the rear elevation at lower-ground floor level and the creation of an opening in the rear wall of the building to access the new rear addition. The existing modern red brick wall to the front elevation will be rendered and rebuilt of the brick planter. The full summary of the works are highlighted below:

#### Ground floor:

- Retention of ground floor layout with the repositioning of the hallway partition to create a better proportioned rear room;
- Restoration of ground to lower ground floor staircase; and,
- Infill of existing door to closet wing.

#### Lower ground floor:

- New white render and stone coping to existing front garden red brick wall;
- Removal of modern partitions and the existing platform within lower ground floor hallway;
- Creation of an opening between the rear room and the stair compartment;
- New lower ground floor rear extension;
- Creation of an opening to the rear wall of the building to create access to the lower ground floor level of the new extension; and,
- Adaption of front vault for a utility room.

1.2. Minor changes are proposed to the rear closet wing, an area where the fabric has already been altered, principally to improve circulation and to provide access to the rear extension.

1.3. The proposed lower ground floor extension would measure approx. 3.2m deep, 3.4m wide. It would be constructed with a flat roof measuring approx. 2.6m in height. The extension would be located at the rear portion of the rear garden, set back from the principle rear elevation of the property by approx. 0.3m.

1.4. Internally the building will be redecorated throughout, with the proposed works making good to plaster, joinery and other finishes undertaken on a like for like basis. The floorboards would be cleaned, repaired and refurbished.



- 1.5. The existing servicing within the building is very outdated and requires complete renewal, the property would be re-wired and the existing plumbing would be replaced with new pipework. However, the new pipework would follow existing pipe routes where possible.
- 1.6. The existing lower ground floor has a typical front and rear room plan accessed via the rear stair compartment with a small vault at the front of the property. The proposals involve minor alterations and the full refurbishment of this level.
- 1.7. Revisions:
- 1.8. During the course of the application the applicant has submitted revised drawings, the two storey rear extension has been omitted and the scheme has been revised to include a single storey rear extension, including;
- Update the Lower Ground Floor (LGF) opening to be rectilinear rather than curved;
  - The 300mm recess of the glazed extension;
  - The detail surrounding the rear ground floor (RGF) slot window frame and LGF infill window and door infill;
  - Detail around the LGF entrance door, and;
  - Retaining of the flank wall to the closet wing.

## **2. ASSESSMENT**

- 2.1. The main issues to be considered as part of the proposals are:
- Design and heritage
  - Impact on neighbouring amenity
- 2.2. As the application site is situated within a Conservation Area and the building is Grade II listed, the following statutory provisions are relevant to the determination of these applications are Section 16, 72 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.
- 2.3. Section 16 requires that in considering whether to grant listed building consent for development which affects a listed building, the local planning authority shall have special regard to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest.
- 2.4. Section 66 of the Act requires that in considering whether to grant planning permission for development which affects a listed building, the local planning authority shall have special regard to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest.
- 2.5. The NPPF terms listed buildings designated heritage assets. Section 12 of the NPPF provides guidance on managing change to designated heritage assets through the planning system, including avoiding or justifying harm to the special architectural or historic interest of listed buildings. Paragraph 134 states that “less-than-substantial harm” to a designated heritage asset must be outweighed by the public benefits secured by the proposals, including heritage benefits to the assets.
- 2.6. The existing window to the rear room will be removed with the existing opening size, architrave and shutter boxes retained. The works to the rear elevation at lower ground would provide access to the proposed new rear extension, the potential impact of the works have been minimised, as has the removal of historic fabric and as revised the lower ground floor rear wall would be unaffected.

- 2.7. To the front of the building, the existing brick planter would be rendered white with stone cap, officer consider that the design and appearance of the brick planter would not be harmful to the setting and appearance of the host building. The existing vault would be converted into a utility room, the proposal would allow the vault to be used for additional storage and its design is not considered harmful to the aesthetics of the listed building. The proposed conversion brings the otherwise redundant vault into the usable area of the property and within the front room and the 1970s partitioning would be removed and the existing enclosure would be retained to facilitate an ensuite bathroom within the master bedroom.
- 2.8. The significance of the listed building derives from its architectural design and materials, plan form, evidential value of the Grade II listed building and its positive contribution to the character and appearance of the Belsize Conservation Area.

### **3. Design and Heritage**

- 3.1. 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.
- 3.2. Policy D2 'Heritage' states 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.
- 3.3. The Belsize Park Conservation Area Statement advises that rear extensions should be as unobtrusive as possible and not adversely impact the character of the building or conservation area and won't be acceptable where they spoil a uniform rear elevation or unspoilt terrace and whilst the rear elevation of the terrace is much altered, majority of the alterations where undertaking prior to the adaptation of the Conservation area. Thus, as revised the single storey rear extension would not cause harm to the rear elevation of the listed group.
- 3.4. Some of the properties within the wider terrace have been extended at lower-ground floor level and it is proposed to infill the gap to the rear of the property adjacent to the existing outrigger. Given that some of the other neighbouring properties within the terrace have been extended, the proposed infill extension is considered acceptable and would be consistent with pattern of development within the wider terrace. The proposed extension would be constructed on an existing patio area that is covered in hardstanding. It would also include the creation of a courtyard to the rear of the existing closet wing and new extension. This would result in the loss of a modest area of soft landscaping however it would not have an adverse impact on the existing garden space which would still maintain a similar amount of useable rear garden space.
- 3.5. The design of the proposed single storey rear infill extension as revised is very simple and intended to be recessive, reading almost as a conservatory type infill which now only occupies the lower ground floor. The glazing would sit sympathetically alongside the more robust brick of the host building, allowing its original form and footprint to remain legible. A condition would be attached requiring details of all the windows to be submitted and approved to ensure that the materials are appropriate and sympathetic to the listed building.
- 3.6. The removal of the existing window to the rear room is considered acceptable with the retention of the existing opening size, architrave and shutter boxes. The works to the rear elevation at lower ground would enable access to the proposed single storey extension. The proposed works would not result in substantial harm to the historic fabric of the Grade II listed building. However, the works to replace the lower ground floor front door would be conditioned to ensure that the architrave would not project beyond the external wall. This would safeguard the architectural and historic interest of the building.

3.7. The proposed internal works involving the repairs to floors, and restoration of ground and lower ground floor staircase which would be in keeping with the architectural significance and plan form of the listed building and are not considered to harm its historic fabric. The proposals are for the full repair, refurbishment and redecoration of the flat, and they would preserve the character and appearance of the host building. A range of internal alterations are proposed which will update the plan form in order to suit modern family living.

3.8. Overall, the proposed development would generally preserve the character and appearance of the host building and not harm the special interest and significance of the listed building and its setting.

#### **4. Amenity**

4.1. 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.

4.2. The proposed rear extension would be set behind the main rear building line by 300mm. Given it is a single storey addition the proposal would not have any impact on the upper ground floor flat. The proposed extension would be set back from the rear elevations with no.89 would be modest in scale and height at the boundary wall. It is therefore considered that the rear windows and amenity space with the neighbouring property at no. 89 Belsize Lane would remain unaffected. The proposal would not have any harmful impact in terms of the loss of light, sense of enclosure or outlook.

4.3. As such, the proposal would not adversely impact upon the amenity of adjoining occupiers and is in accordance with policies A1 of the Camden Local Plan.

#### **5. Recommendation**

5.1. Grant conditional Planning Permission and conditional Listed Building Consent.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 3<sup>rd</sup> April 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2022/3803/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Email: [Obote.Hope@camden.gov.uk](mailto:Obote.Hope@camden.gov.uk)  
Date: 28 March 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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WC1H 9JE  
Phone: 020 7974 4444  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Chris Dyson Architects  
1 Fashion Street  
London  
NW6 4PX

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Granted**

Address:  
**91 Belsize Lane**  
**London**  
**NW3 5AU**

Proposal:  
Erection of a single storey rear extension at lower-ground floor level, new hard and soft landscaping arrangement and alterations to the front boundary wall.

Drawing Nos: 0484\_A\_0001 REV00; 0484 A 0110 REV00; 0484 A 0111 REV00; 0484 A 0200 REV00; 0484 A 1000 REV4; 0484 A 1100 REV01; 0484 A 1101 REV01; 0484 A 1200 REV01; Design and Access Statement by Chris Dyson Architect dated January 2023 and Site Location plan by Chris Dyson Architect

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; 0484\_A\_0001 REV00; 0484 A 0110 REV00; 0484 A 0111 REV00; 0484 A 0200 REV00; 0484 A 1000 REV4; 0484 A 1100 REV01; 0484 A 1101 REV01; 0484 A 1200 REV01; Design and Access Statement by Chris Dyson Architect dated March 2023 and Site Location plan by Chris Dyson Architect.

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 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 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 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.

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

Chief Planning Officer

**DRAFT**

**DECISION**



Application ref: 2022/4513/L  
Contact: Obote Hope  
Tel: 020 7974 2555  
Email: [Obote.Hope@camden.gov.uk](mailto:Obote.Hope@camden.gov.uk)  
Date: 30 March 2023

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Chris Dyson Architects  
1 Fashion Street  
London  
NW6 4PX

# DRAFT

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**91 Belsize Lane**  
**London**  
**NW3 5AU**

# DECISION

#### Proposal:

Erection of a single storey rear extension rear extension at lower-ground floor level, new hard and soft landscaping arrangements and alterations to the front boundary wall, with associated internal works and alterations to the fenestration treatment to the front and rear elevations.

Drawing Nos: 0484\_A\_0001 REV00; 0484 1000 REV2; 0484\_A\_1300 REV02; 0484\_A\_1301 REV2; 0484\_A\_1302 REV2; 0484 1305 REV2; 0484\_A\_1306 REV2; 0484 1308 REV2; 0484\_A\_1309 REV2; 0484\_A\_1310 REV2; 0484\_A\_1311 REV2; 0484 1100 REV00; 0484 A 1101 REV01; 0484 A 1200 REV01; 0484\_A\_1401 REV01; 0484 A 0200; 0484\_A\_0121 REVT00; 0484 0110 REV2; 0484\_A\_0111 REVT00; 484\_A\_0112 REVT00; 484\_A\_0113 REVT00; 484\_A\_0114 REVT00; 0484\_A\_0121 REVT00; 0484\_A\_0116 REVT00; 0484\_A\_0118 REVT00; 0484\_A\_0119 REVT00; 0484\_A\_0120 REVT00; 0484\_A\_0121 REVT00; Site Location plan by Chris Dyson Architect; Heritage Statement by The Heritage Practice and Design and Access Statement by Chris Dyson Architect dated March 2023.

The Council has considered your application and decided to grant subject to the following condition(s):

## Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 The proposed architrave of the replacement lower ground floor front entrance door shall not project beyond the external wall surface of the front steps flank wall.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 5 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details of the new lower ground floor extension including annotated 1:1/1:2 sections of standard framing profiles and the junctions with the existing building (jambs, roof junction, cills with ground/floor levels). The detailed plans should also show the double glazed units for the roof and wall.

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

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

## Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**