



45 Welbeck Street
London W1G 8DZ
020 3409 7755
info@hghconsulting.com
hghconsulting.com

Development Planning
London Borough of Camden
Town Hall
Judd Street
London
Wc1h 9je

4 April 2023

Dear Sir/Madam,

RE: Submission of a householder planning application for alterations to No.1 Belsize Lane Camden NW3 5AA

On behalf of our client, Ms Caroline Wilson Palow, we hereby submit an application for householder planning permission in respect of the proposed alterations to No.1 Belsize Lane. A description of the proposed development is as follows:

“Minor alterations to the southeast elevation consisting of replacement of two doors with windows and infilling of remaining opening at ground floor level, additional waste pipe connection to soil vent pipe, new vent grill on dormer window, two new vent grills on southwest elevation at lower ground level and new gate to boundary.”

This letter should be read in conjunction with supporting plans and documents, including:

- Completed application form;
- Site location plan;
- Existing floorplans and elevations;
- Proposed floorplans and elevations;
- Design and Access Statement.

This application has been submitted via the Planning Portal (ref: PP-12059414) and payment of the requisite application fee will be made on submission.

Site and Context

The application site is located on the corner of Belsize Lane and Perceval Avenue, in a residential area. It comprises of a two-storey, detached dwellinghouse, with accommodation in the roofspace, constructed of red brick with render detailing. The principal elevation faces on to Belsize Lane, with the side elevations facing Perceval Avenue and the residential garden, and the rear elevation facing the neighbouring property of No.3 Perceval Avenue.

The surrounding area is predominantly residential, with neighbouring properties having a mixture of scale, design and appearance. Red brickwork is the predominant building material, although render and other materials are present on some buildings.

The site is located within the Fitzjohns Netherhall Conservation Area, but it is not subject to an Article 4 Direction and retains its Permitted Development rights.



Figure 1.1 Aerial Image of the site (identified in red)

Planning History

Planning history:

The site has been subject to several planning application in the past, for alterations and extensions to the property, with the most recent set out below:

Application ref.	Proposal	Decision
2015/4256/P	Installation of 2no external air conditioning units on the rear elevation.	Withdrawn
2014/1560/P	Installation of boundary wall, new openings on ground and first floors for new windows, alterations to fenestration on all elevations, and extension of existing garage to create garden shed.	Granted 21.08.2014



2011/1731/P	Alterations and extension including basement excavation under the footprint of the existing building and associated lightwells to front and rear, alterations to fenestration at rear, erection of two dormers and enlargement of existing dormer on rear roof slope and infill extension at rear first floor of dwelling house (Class C3).	Granted 27.07.2011
-------------	---	-----------------------

Proposal

The proposal comprises of a number of small alterations to the building, as follows:

- Replacement of two windows on southeastern elevation at ground floor level with two windows, and infilling of remaining opening with brickwork and render to match;
- An additional waste pipe connection to the soil vent pipe;
- Addition of a vent on the dormer fascia for WC ventilation;
- Addition of two vent grills on southwest elevation at lower ground level; and
- A replacement gate in boundary wall of Perceval Avenue.

These alterations are relatively minor in scale and are required to accommodate some internal alterations to the property and also improve the quality of the accommodation.

Planning Policy Context

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 applications should be determined in accordance with the Development Plan, unless material considerations indicate otherwise. In this instance the 'Development Plan' comprises of; the Camden Local Plan (adopted in 2017) and the London Plan (adopted in 2021).

The following documents are also material considerations:

- National Planning Policy Framework ("NPPF") (2021);
- Planning Practice Guidance ("PPG") (2021); and
- Fitzjohn Netherhall Conservation Area Character Appraisal and Management Plan (2022).

In terms of the adopted Local Plan Policies Map designations, the site lies within the designated Fitzjohn Netherhall Conservation Area. There are no other designations that affect the site. The site is also at low risk of flooding, being located within Flood Zone 1, and there are no other environmental constraints.

Heritage Legislative Framework

The Planning (Listed Buildings and Conservation Areas) Act 1990, specifically at Section 72, requires planning applications to pay special regard "*to the desirability of preserving or enhancing the character or appearance of the area.*"

National Policy and Guidance on designated and non-designated heritage assets is also asserted within chapter 16 ‘*Conserving and enhancing the historic environment*’, of the National Planning Policy Framework (NPPF).

Planning Assessment

The key planning considerations include:

- Design and heritage impacts; and
- Neighbouring amenity.

Design and impact on heritage asset

The NPPF requires Heritage Assets to be conserved in a “*manner appropriate to their significance*” (paragraph 189). Paragraph 199 of the NPPF states 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification (paragraph 200).

Policies D3 and D4 of the London Plan (2021) requires development to incorporate the highest quality materials and design appropriate to its context and have regard to the pattern of development of the area in terms of orientation, scale, proportion and massing.

Policy HC1 of the London Plan (2021) states 'development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings'.

Policy D1 of the Camden Local Plan (2017) states that the Council will seek to secure high quality design in development. Development should respect local context and character, and comprise of details and materials that are of high quality and complement the local character. Proposals must preserve or enhance the historic environment and heritage assets in accordance with Policy D2.

Policy D3 of the Camden Local Plan (2017) states that the Council will not permit the loss of or substantial harm to a designated heritage asset, including Conservation Areas. The Council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area. The Fitzjohns/Netherhall Conservation Area Character Appraisal & Management Plan states that “*In all cases, existing/original architectural features and detailing characteristics of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features*”. Furthermore, “*Modifications should draw on materials and general characteristics of existing buildings, including roof forms.*”

In regard to the replacement of two doors with windows, and the infilling of the remaining opening with brickwork and render, this is a minor alteration to the rear elevation of the dwelling with only glimpsed views between the application site and the neighbouring property. The replacement windows are designed to match those of existing windows on the property, with the relevant design details including glazing bars. The brickwork and render is also designed to match those



materials already found on the property. As such, this element of the proposal will be in keeping with the character of the existing building, and therefore the Conservation Area.

The additional waste pipe connection and new vent grills are very small scale additions to the building, which relate well to other residential paraphernalia commonly found on dwellings. Their small scale and location on the southeastern elevation and south western elevation ensure they are not conspicuous and will be in keeping with the character of both the building and the Conservation Area.

The replacement garden gate is of a similar design to the existing garden gate, albeit slightly taller. The design and scale of the gate is in keeping with other gates within the Conservation Area and so will relate well to its character.

In summary, the proposed development would preserve the character and appearance of 1 Belsize Lane and the surrounding conservation area. There would be no impact on any historic architectural features or detailing that enhance the conservation area and the alterations are appropriately designed. Resultingly, there is no harm to the significance of the Fitzjohn Netherhall Conservation Area as a designated heritage asset.

The proposal therefore accords with the NPPF (2021), Policies D3, D4 and HC1 of the London Plan (2021) and Policies D1 and D3 of the Camden Local Plan (2017).

Neighbouring Amenity

Policy A1 of the Camden Local Plan (2017) states that the Council will seek to protect the quality of life of occupiers and neighbours. Permission will be granted for development unless this causes unacceptable harm to amenity. The policy seeks to ensure that the amenity of communities, occupiers and neighbours is protected.

No. 3 Perceval Avenue is located to the south east of the site, with its side elevation facing the application site. The nature of the proposal is such that it will have no adverse impact on the amenity of this neighbouring property in terms of privacy, light and outlook. The two proposed windows replace existing doors and will largely be shielded by the existing boundary fence. As such they will not create any loss of privacy to No.3 over and above any impact the application site currently has. All of the other elements of the proposal have no effect on amenity.

As such, the proposal complies with Policy A1 of the Camden Local Plan (2017).

Conclusion

The proposals represent minor alterations to the dwelling which have been designed so as to ensure they will protect and enhance the character of the Conservation Area. Furthermore, there will be no adverse impact on neighbouring amenity. It has been demonstrated that the proposal complies with the Development Plan and the relevant heritage legislation. We therefore consider that planning should be granted without any delay.

Yours sincerely



Matthew Pearce