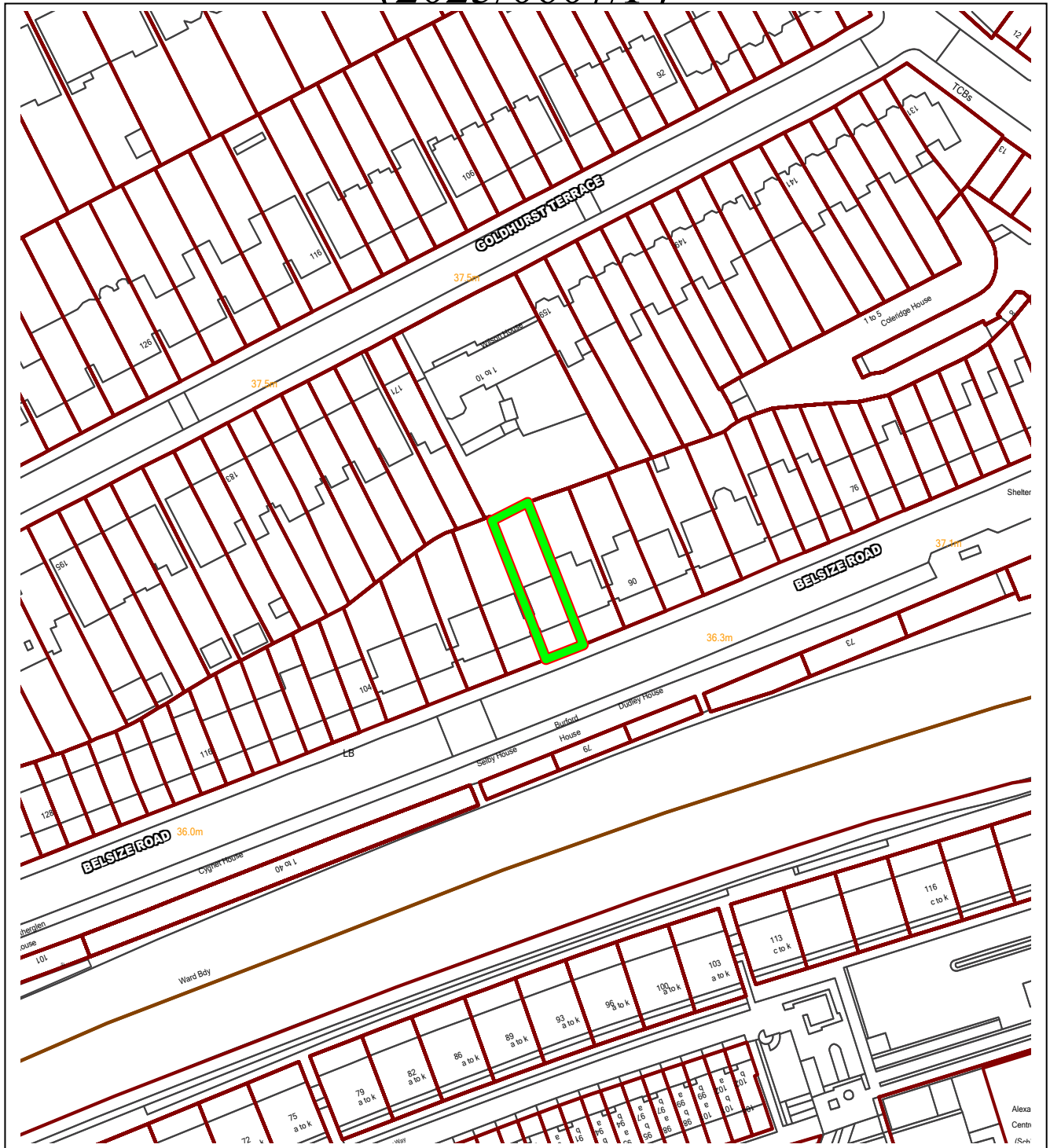


94 Belsize Road, NW6 4TG (2023/0607/P)



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.



1. Rear elevation (application site)



2. Aerial view of rear elevations of Belsize Road

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	07/04/2023
		N/A / attached		Consultation Expiry Date:	25/03/2023
Officer			Application Number(s)		
Sofie Fieldsend			2023/0607/P		
Application Address			Drawing Numbers		
94 Belsize Road London NW6 4TG			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of single storey lower ground rear extension					
Recommendation:		Grant conditional planning permission			
Application Type:		Householder Planning Permission			

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	0	No. of objections	0
			No. electronic	00	No. of comments	00
Summary of consultation responses:	A site notice was displayed on the 03/03/2023 and the consultation period expired on the 25/03/2023. A press notice was advertised on 02/03/2023 and this expired on 26/03/2023. No objections were received from any neighbouring properties.					
CAAC and other community groups	CRASH (Combined Residents' Associations of South Hampstead) objected on the following grounds: “The Application seeks consent for the erection of a single storey lower ground floor extension at the rear of the property. CRASH notes that the proposal seeks to match the existing extension at the adjoining 'other half' of this semi-detached pair of properties. Camden policy requires a high standard of design, especially in its conservation areas. The applicant's property is within the South Hampstead Conservation Area. In its D&A and Heritage statement the applicant's agent states "The proposed extension has been designed to complement the existing building". CRASH is of the opinion that the elevation of the extension fails to meet the requirement for good design. The extension is a very visibly modern structure and this is reflected in the metal Crittal-style windows. However, the designers have then chosen to include a faux period timber sash window on this same elevation. The mis-match between the two styles lacks harmony, and is incongruous. A simple re-design of the bedroom 5 window would, hopefully, remove CRASH's objection. <i>Officer response: See Design and Appearance - Section 3.4 below</i>					

Site Description

The site comprises a three storey semi-detached property with lower ground, ground and first floor. The site is located on the north side of Belsize Road. The property is located within the designated South Hampstead Conservation Area and recognised as a positive contributor. It is also located in the Kilburn Neighbourhood Plan Area. The site is located in a historically flooded street and a local flood risk zone (Goldhurst).

The attached property (92 Belsize Road) has a single storey rear extension, as do several other similar properties on this side of Belsize Road.

Relevant History

Application site

None relevant.

Relevant policies

National Planning Policy Framework (2021)

London Plan (2021)

Camden's Local Plan (2017)

A1 – Managing the impact of development
CC3 – Water and flooding
D1 – Design
D2 – Heritage

Supplementary Guidance (2019 and 2021)

- CPG Home Improvements
- CPG Design
- CPG Amenity
- CPG Water and Flooding

South Hampstead Conservation Area appraisal and management strategy (2011)

Assessment

1.0 Proposal

1.1 Planning permission is sought for the erection of a single storey lower ground rear extension. It would be 'full-width' and the same depth and height as the single storey rear extension at the attached property (92 Belsize Road), i.e. 3m in depth and 3m in height. Matching brickwork would be used for the walls and it would have metal framed glazed double doors and a timber framed sash window.

2.0 Assessment

The main considerations in relation to this proposal are:

- The visual impact upon the character and appearance of the host property and Belsize conservation area (Design and Appearance)
- Impact on the amenity of adjoining occupiers
- Flood Risk

3.0 Design and Appearance

Policy/background

3.1 Policy D1 of Camden's Local Plan outlines that the Council will require all developments to be of the highest standard of design and will expect developments to consider character, setting, context and the form and scale of neighbouring buildings and the character and proportion of the existing building. In addition it should integrate well with the surrounding streets and contribute positively to the street frontage. Policy D2 states that Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area.

3.2 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.

3.3 The proposed extension would be a modest addition to lower ground floor (3m in depth and 3m in height) which would match the adjoining neighbour's (No.92) single storey rear extension in building line and height. The existing patio would also be extended with permeable paving. Given the extension's modest footprint and height it would appear subordinate in relation to the host property and it would not appear out of character with the prevailing pattern of development and would be acceptable under the Council's policies for design and heritage.

3.4 CRASH have objected to the use of metal framed fenestration (glazed doors). The extension would be of brick with a timber sash window to match the upper floor windows in terms of design and metal framed doors with side lights. Due to its height and siting, the rear elevation and the metal framed doors would be of limited visibility such that there would be no harm to the public appearance of the Conservation Area. The proposed metal framed glazed doors would help to differentiate the proposal as a modern addition and due to their style and design they would not harm to the character or visual quality of the host property, terrace or South Hampstead Conservation Area.

4.0 Amenity impact on neighbouring properties

4.1 Local Plan Policy A1 seeks to ensure that the amenity of neighbours is protected including visual privacy, outlook, sunlight, daylight and overshadowing.

4.2 Given the size and siting of the proposal it would not harm the amenity or living conditions of any neighbouring properties. Situated alongside the solid wall of the similar extension at no. 92 and 4.5m from the nearest window at the rear of no. 96 on the other side it would not result in any loss of amenity in terms of light, privacy or a sense of enclosure. A condition is attached to ensure that the flat roof is only accessed for maintenance purposes.

5.0 Flood Risk

5.1 The site is located in a historically flooded street and a local flood risk zone. A flood risk assessment (FRA) has been submitted. The proposal will not create any additional bedrooms at lower ground floor, but it will extend the existing family room and one bedroom. The FRA sets out mitigation measures that will be implemented to reduce the risk of flooding such as installation of permeable paving, a drainage grill along the width of the extension and appropriate building methodology. As such it would not raise significant flooding concerns.

6.0 Recommendation

6.1 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 Tues 11th 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 and search for 'Members Briefing'.

Application ref: 2023/0607/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Email: Sofie.Fieldsend@camden.gov.uk
Date: 31 March 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

Pelican Architecture & Design Ltd
192D Campden Hill Road
Notting Hill
London
W8 7TH

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
94 Belsize Road
London
Camden
NW6 4TG

DECISION

Proposal:

Erection of single storey lower ground rear extension

Drawing Nos: 7411/PL/01; 7411/PL/03; 7411/PL/04; 7411/PL/05; 7411/PL/06; 7411/PL/07;
7411/PL/08; 7411/PL/10; 7411/PL/11; 7411/PL/12; 7411/PL/13; 7411/PL/14; 7411/PL/15
and flood risk assessment dated Feb 2023 by p-ad.

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:

7411/PL/01; 7411/PL/03; 7411/PL/04; 7411/PL/05; 7411/PL/06; 7411/PL/07;
7411/PL/08; 7411/PL/10; 7411/PL/11; 7411/PL/12; 7411/PL/13; 7411/PL/14;
7411/PL/15 and flood risk assessment dated Feb 2023 by p-ad.

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.

- 4 No part of the roof of the extension hereby approved shall be used as a balcony, terrace or for any other ancillary residential purposes and access to the roof shall be for maintenance purposes only.

Reason: In order to prevent overlooking and noise nuisance impacts on neighbouring premises in accordance with the requirements of policy A1 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 You are advised that the Council's Transport Strategy Team will generally resist the formation of new pavement crossovers if their formation would necessitate an alteration that would be detrimental to an existing Controlled Parking Zone, which would appear to be the case in the circumstances of this site, as the proposed position of the new pavement crossover is in an existing resident's parking bay. It is recommended that you contact the Council's Transport Strategy Team, Camden Town Hall, Argyle Street, London WC1H 8EQ, (tel: 020-7974 5543) or email transportpolicyobs@camden.gov.uk for further details.
- 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

DRAFT

DECISION