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31st March 2023

Via Planning Portal only

Dear Sir/Madam

FULL PLANNING APPLICATION - THE TOWN & COUNTRY PLANNING ACT 1990

REMODELLING OF REAR DORMER, FENESTRATION ALTERATIONS, REPLACEMENT WINDOWS, INSTALLATION OF ROOF LIGHTS, AUTOMATIC OPENING VENTS, SOLAR PANELS, AIR SOURCE HEAT PUMPS AND ASSOCIATED WORKS

13 BELSIZE CRESCENT, LONDON, NW3 5QU

Please accept this letter as a planning statement, heritage statement and accompaniment to this full planning application for alterations to 13 Belsize Crescent. This letter provides a summary of the site and the proposed development.

Please also find enclosed a completed application form, full set of existing and proposed plans and a noise assessment. A design and access statement will follow.

The site

The site is located on the southwest side of Belsize Crescent and comprises a five-storey mid terrace property. The site lies within Belsize Park Conservation Area and is identified as a positive contributor to the conservation area, in the Belsize Conservation Area Appraisal. The immediate setting comprises of similar residential properties, many of which have been converted into flats.

Planning history

On the 1st of September 2022, lawful development certificates (references 2022/3736/P and 2022/3739/P) were submitted for fenestration alterations. The applications are pending determination.

On the 15th of June 2022, a lawful development certificate was granted (reference 2022/1803/P) for use of the property as a single residential unit.

On the 12th of September 2000, planning permission was granted (reference PWX0002678) for the change of use of the lower ground and ground floor flats to one self-contained maisonette.

On the 15th of December 1981, planning permission was granted (reference G7/8/33/33075(R1) for the erection of a roof extension to provide extra residential accommodation.

The proposal

The proposal is for a modest alteration to remodel the existing dormer, alterations to fenestration, replacement windows, installation of roof lights, automatic opening vents, solar panels, air source heat pumps and associated works.

For full details see the supporting plans and design and access statement.

National Planning Policy

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental, and social. The following sections are relevant to the consideration of this application; Section 11 (making effective use of land), Section 12 (achieving well designed places) and Section 16 (conserving and enhancing the historic environment).

Local Planning Policy

For the purposes of this application, the adopted Development Plan for the London Borough of Camden (LB Camden) comprises the London Plan (2021), the Camden Local Plan (2017) and the Camden Planning Guidance (CPG) Documents.

The following policies are considered relevant to the consideration and determination of this application:

London Plan (LP) 2021

- D1 London's form, character, and capacity for growth
- D4 – Delivering good design
- D5 – Inclusive design
- A4 – Noise and vibration
- D13 – Agents of change
- D14 – Noise
- HC1 – Heritage conservation and growth
- SI2 – Minimising greenhouse gas emissions

Camden Local Plan (CLP)2017

- A1 – Managing the impact of development
- C6 - Accessibility
- D1 - Design
- D2 – Heritage
- CC1 – Climate change
- CC2 – Adapting to climate change

Camden Planning Guidance (CPG)

- Home Improvements
- Access for All
- Amenity
- Design
- Transport
- Belsize Conservation Area Appraisal and Management Plan

Planning Assessment

Design, visual and heritage impact

Section 72 of the Listed Buildings and Conservation Areas Act 1990 requires decision makers to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. This statutory duty is reflected in Policy HC1 of the London Plan and D2 of the Camden Local Plan.

The application comprises a five-storey, mid terrace building, on a street characterised by buildings of a similar age and design. Many of the buildings have been extended and altered over the years to meet the needs of the respective occupants. Many of the properties on the street have also been converted into flats.

Belsize Park Conservation Area Appraisal sets out that the site is located in Belsize Village sub area. The appraisal describes the area as residential streets, with terraces set back from the road, with front gardens, mature trees and vegetation that softens views along the street. The buildings are constructed of stucco and London brick, with detailing. Where development does not preserve the character of the area, it is generally down to inappropriate materials, scale, alterations and extensions to existing buildings.

The fenestration alterations include the dropping of the sill and on the upper ground floor rear windows to facilitate the provision of Juliet's with glass balustrade. The alteration is located to the rear such that they would not be readily visible from public vantage points and retains the general

pattern and hierarchy of fenestration. The proposal includes replacing unsympathetic metal/ uPVC windows with timber sliding sashes. This enhances the appearance of the building and the contribution it makes to the character of the area.

The proposed roof lights, roof alterations, solar panels and automatic opening vents are located at roof level and would not be readily visible from public vantage points. The roof lights, solar panels and heat pump enclosure will be modest in scale and therefore would not harm the appearance of the host building or the contribution it makes to the character and appearance of the conservation area.

The proposed external works are sympathetic to the host building and preserve the contribution the building makes to the character and significance of the conservation area. The proposal accords with London Plan Policies HC1 and D1 as well as Local Plan Policy D2.

Neighbour amenity impact

Camden Local Plan Policy A1 sets out that development will only be supported where it does not give rise to adverse neighbour amenity impacts.

The proposed development does not extend the building beyond its existing footprint or introduce any new side facing openings or terraces. As such, the proposed development would not have a detrimental impact on neighbour amenity with respect to daylight/sunlight, outlook, overbearing or privacy impacts.

The proposal includes the installation of air source heat pumps at roof level. Given their siting and subject to the installation of the acoustic mitigation specified in the accompanying noise assessment, it is not anticipated that the units would result in noticeable impacts on neighbour amenity.

The proposal would not harm neighbour amenity and accords with Local Plan Policy A1.

Accessibility

LP Policy D5 supports the creation of inclusive neighbourhoods by seeking to ensure that developments achieve the highest standards of accessible design. CLP Policy C6 sets out that the council will expect all buildings to meet the highest practicable standards of accessible design. Camden's Access for All CPG reiterates that the Council expects all development (including developments that alter/ refurbish existing buildings) to be inclusively designed and promote equal opportunity. It also states that the council will balance the requirement to provide inclusive access with the conservation of heritage assets. The guidance contains a list of features to be considered including suitably wide doors, corridors and rooms.

The proposed remodelling of the dormer facilitates the provision of an accessible bathroom at top floor level. The proposal improves accessibility in line with the aspirations of LP Policy D5 and CLP Policy C6.

Highway safety

CLP Policies T1 and T2 highlight the importance of prioritising walking and cycling as a sustainable mode of transport and indicate that car-free development across the borough is a key aim. This is also echoed in the Transport CPG.

The proposed development does not increase the parking demand for the site. The site does not have any on-site vehicle parking spaces. The applicants are returning residents who are currently eligible and will continue to be eligible for parking permits. The proposed development accords with Camden Local Plan Policies T1 and T2.

Summary

As demonstrated within this letter and supporting documents, the proposed works are considered to respond positively to the character and appearance of the conservation area and the host property. The proposal would not give rise to any unacceptable neighbour amenity or highway impacts. The proposal provides substantial accessibility and energy efficiency improvements. The development fully accords with the development plan and national planning policy guidance, and it is respectfully requested that planning permission is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions, please do not hesitate to contact me.

Yours faithfully

Stuart Minty
Director
SM Planning