

Planning Statement (including DAS and Heritage)

6B Belsize Park Gardens



London



Harrogate



Bristol

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22-6693

Executive Summary

A planning application has been submitted to the London Borough of Camden in respect of our client's proposal for the sympathetic extension, alteration and modernisation of their home on the second and third floors at 6B Belsize Park Gardens. Specifically, our client is proposing dormer extensions, roof terraces and amendments to the fenestration.

The proposal has been carefully articulated with our clients' requirements in mind to create a scheme with well-designed space which will meet their needs now and into the long-term future to support their growing family. Since Covid, outdoor space has become greatly sought after, with the current layout of the property distinctly lacking in private external amenity space. As such, the proposal seeks to extend the roof terrace at the front and create one at the back for the enjoyment of the owners. The proposal also includes an extension of the dormers as well as enhancement works to the property including alterations to fenestration.

Planning Potential has been working alongside architects Studio Jake Lai Limited to carefully develop the proposal. The general approach taken by the project team has been to design a scheme that is contemporary, yet sympathetic to the character of the conservation area and also to neighbouring properties in the surrounding area, ensuring that residential amenity is protected.

The application is submitted following positive pre-application discussions with Camden in March 2023 (Ref – 2022/5302/PRE), where it was stated that the principle of the proposals is accepted with minor design adjustments recommended.

The comments have been taken on board and changes have been made to the scheme including reductions in the size of the dormers, roof terraces and roof light so we trust the Council can now support the proposal in full.

The scheme is also supported by architectural drawings and together with this Planning Statement, the Statement will set out how the proposals are acceptable and in full accordance with the Local Development Plan.

1. Introduction

- 1.1. This planning application submission has been prepared on behalf of our clients in respect of their proposals for the sympathetic and complementary extension and alteration to their maisonette home at Belsize Park Gardens.
- 1.2. The general approach taken by the project team has been to design a scheme that is respectful to the host dwelling and sympathetic to neighbouring properties in the surrounding area. The proposal has been designed with our clients in mind who are in need of a well-designed space that will work for them now and in the future to support their growing family. Our client's home lacks private external amenity space which they hope to acquire through the new roof terraces. They are also looking to achieve additional and improved internal living space via the dormer extensions and fenestration changes.
- 1.3. The planning application provides a comprehensive assessment of the proposals and is driven by our client's passion for improving their home as well as ensuring that the proposals carefully consider their neighbour's amenity and character and appearance of the Belsize Conservation Area. In this respect, the proposals are considered to preserve and enhance the surrounding area and are thus in full accordance with the Local Development Plan.
- 1.4. The proposals are supported by architectural drawings and together with this Planning Statement, the Statement will set out how the proposals are acceptable and in full accordance with the Local Development Plan.

2. Site Context and Planning History

Site Context

2.1. The planning application is the second and third floors of the semi-detached three storey villa at 6B Belsize Park Gardens.

The Site



Source: Google Streetview 2021

- 2.2. The property is located on the north side of Belsize Park Gardens close to the junction with Belsize Avenue. The surrounding area is principally residential in character consisting of large mid-19th century villa development. There are pairs of villas which are four storeys in an Italianate style with white stucco and repeated forms.
- 2.3. The existing building has been converted into three self-contained flats. The applicant owns the first floor flat and the second and third floors. The main entrance to the property leads to a lobby and communal staircase that allows access to all the flats on the upper floors.
- 2.4. The properties on the street have a uniform and formal appearance at ground and first floors, however, above this a number of properties have variations of roof terraces, front and side dormers. Rear elevations are irregular with extensions and rear windows and roof terraces.

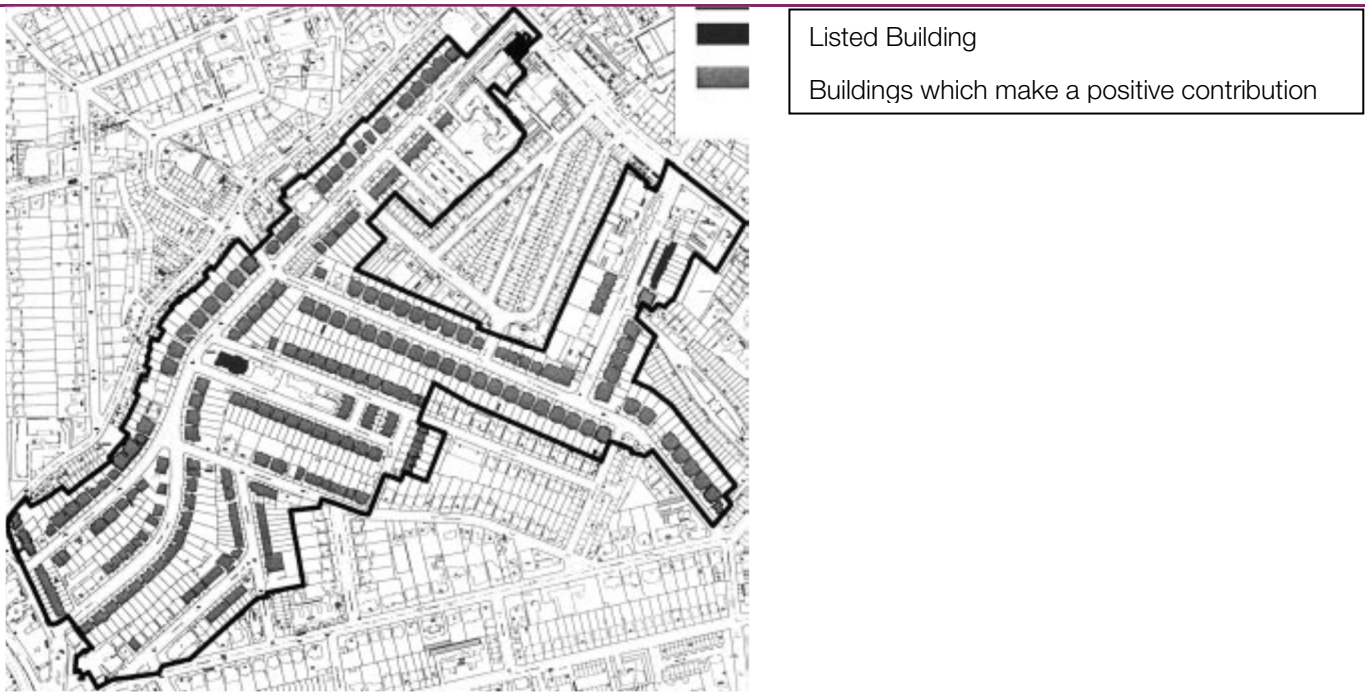
Figure 2.0 - Site Location Plan



Source: Supplied by UKPlanningMaps.com a licensed OS partner (100054135).

- 2.5. The property is not listed but is noted to be located within the Belsize Conservation Area which was designated in 1973 with the updated Conservation Area Appraisal published in April 2003.
- 2.6. The Conservation Area Appraisal sets out the important characteristics of the area and provides guidance on what would be acceptable in the Conservation Area. The proposal is within the Belsize Park Sub Area where the Council notes the buildings form a positive contribution and there is a strong consistency and unity of appearance. The Appraisal notes that there are some instances of inappropriate dormer extensions and prominent roof terrace areas. It notes there are key issues being roof terraces with inappropriate railings that are prominent in the street scene.

Figure 2.2 - Extract of Sub Area One: Belsize Park Map



Source: Belsize Park Gardens Conservation Area Appraisal

Planning History

Site Specific

- 2.7. There are only two planning applications on the online planning file for the site and that is the following –
- **8400002** – Works of conversion to upper maisonette including erection of front and side dormer windows and front balcony – Approved 18 January 1984
 - **36260** – Alterations to upper maisonette including the erection of front and side dormer windows and front balcony – Allowed at Appeal 01 June 1984

Surrounding Planning History

- 2.8. Although the properties are uniform and symmetrical, this changes at second floor where there are substantial differences. A large number of properties have large dormers and terraces within their roofs fronting the street. They vary widely in size and shape and materials and colour including balustrades. The applications are set out in turn below with extracts of the approved architectural drawings.

No.5

- **2020/3319/P** – Replacement of front dormer window with new dormer window and terrace; installation of side and rear dormer windows with rear terrace, all to flat – Approved 25/10/2020

2.9. The Officer's Report notes:

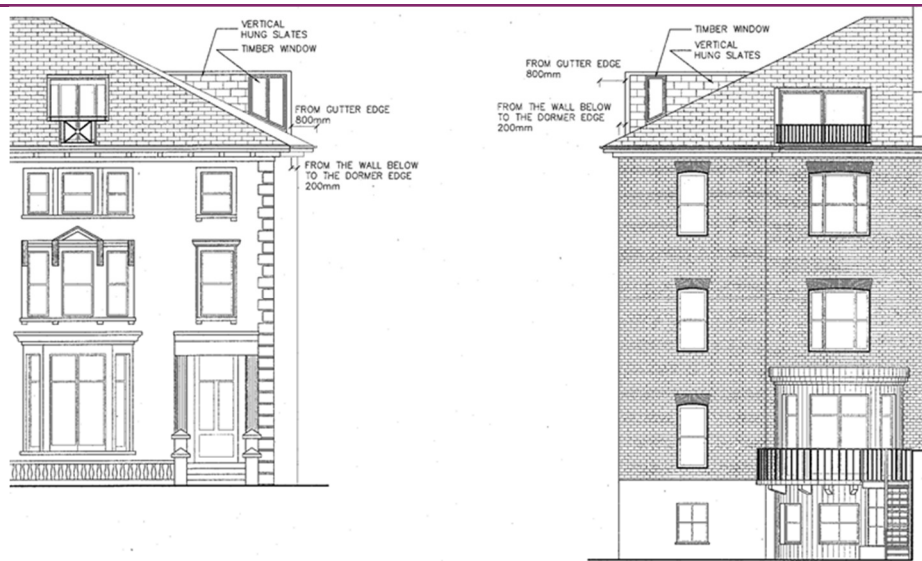
'That the new front dormer and terrace would be larger than the existing. Given its similar location, projection with the roof slope and distance between the opposite buildings, it was not considered to overlook sensible areas or cause harm to neighbouring residents amenities. The rear dormer and terrace would also not materially impact the neighbouring residential amenity in terms of overlooking, given its position, location and projection. The terraces are enclosed by dark grey metal balustrade which was considered characteristic for terraces at this level in the area.'

No.8

- **2004/3623/P** - Conversion of roof space, involving the erection of a dormer window to the side roof slope, to create an additional habitable room for Flat 4

2.10. This application approves a significant dormer at both the front and the rear of the property including a large window.

Front and Rear Elevation



Source: Camden Planning File

No.19

- 2016/5209/P/ APP/X5210/W/3168906 – Erection of a side dormer to an existing loft conversion – Allowed at appeal 8 June 2017.

2.11. The Appeals Inspector noted when allowing the appeal:

'Alterations to roof slopes facing onto Belsize Park Gardens are visible within the street scene and consequently have an effect on the character and appearance of the BCA and individual buildings. Alterations to side roof slopes are generally only seen when close to the building and so also have an effect on the character and appearance of the host building but a lesser effect on the BCA. The proposed dormer extension would be seen from the road directly in front of the site when looking into the space between Nos 19 and 21 Belsize Park Gardens. However, due to its position towards the middle of the building on its side elevation, there would be very limited visibility within the street scene overall.'

As a result of this, and in the context of other comparable development in the vicinity, I consider that the proposal would preserve the character and appearance of the BCA. I consider that the combination of the scale, bulk and siting of the proposal relative to that of the host building combined with its limited visibility would not result in a harmful effect on its character and appearance either.'

Front Elevation



Source: Camden Planning File

No.22

- 2013/1248/PP** – Replacement of metal railings with glass balustrade around front roof terrace as an amendment to planning permission granted on 28/02/2012 (ref: 2012/0084/P) for amendments including enlargement of roof terrace at roof level on front elevation and erection of new glass balustrade to enclose space to planning permission granted 02/04/11 (2011/1584/P) for installation of dormer window with inset roof terrace on rear elevation, installation of new metal railings to roof level balcony on front elevation, insertion of new rooflight and replacement of existing rooflights on side roofslope all in connection with existing top floor maisonette (Class C3) – This was approved at appeal on 3 December 2013.

2.12. The Appeals Inspector notes;

'Reference is made in the relevant development plan policies to assessing applications in CAs against conservation area statements and in this case the provisions of the statement for the Belsize CA (CAS) are relevant. The CAS makes no reference to dormers and roof terraces in its description of the character and appearance of the Belsize Park sub-area or in so far as negative features are highlighted in the streets (including Belsize Park Gardens) within it. It refers to roof dormers and terraces as part of the noticeable changes within the area and relevant guidelines are provided at BE26 and BE29.

BE26 seeks to maintain a balance between existing symmetrical compositions while BE29 requires that materials should be appropriate to the building and not be prominent from the street. For the reasons given above, I consider that the symmetry between nos. 22 and 24 is already compromised and that any impression of inappropriateness would be outweighed by the extent to which the use of glass would significantly reduce its prominence.'

Front Elevation

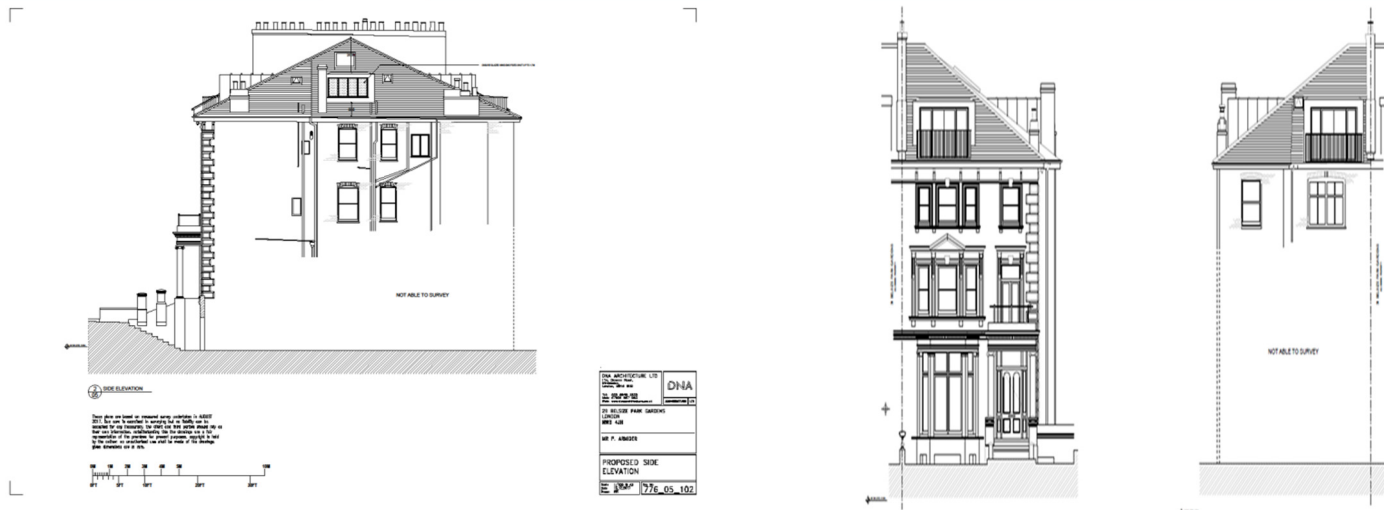


No.29

- **2017/7041/P** – Proposed enlargement of existing front and rear dormers including terraces and the construction of a side dormer window and chimney – Approved 01 March 2018

2.13. The application allowed a large side dormer which included four panels of glazing, as well as enlargement of front and rear dormers and terraces. The rear terrace goes all the way up to the chimney with No.31 close to their roof terrace.

Side and Front and Rear Elevation



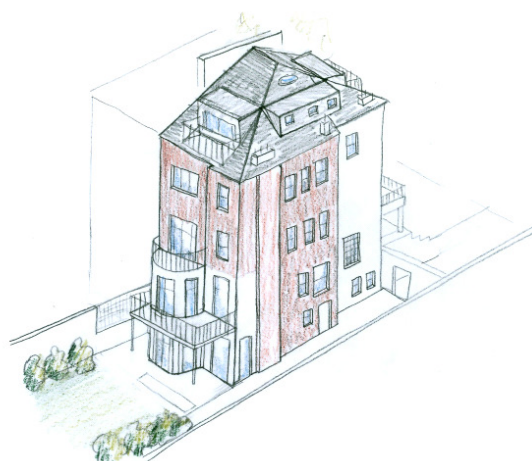
Source: Camden Planning File

No.31

- **2020/5975/P** – Installation of side roof dormer window, replacement of side rooflight, addition and alterations of windows on side elevation, infill of rear lightwell of basement level, installation of new walk on skylight to the rear and minor alterations to the basement, enlargement of rear door, replacement of rear balcony and balustrade and front window with door – Approved 23.02.2021.

2.14. The proposals at roof level are very similar to what we are proposing in terms of the size of the front, rear and side dormers, new roof terraces and insertion of rooflights.

Sketch of Proposal by Jonathan Tuckey Design



No.33

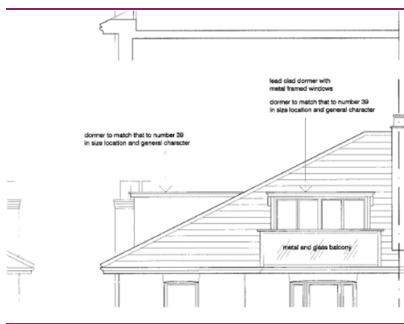
- **2008/2341/P** - Enlargement of existing dormer windows and balconies to front and rear involving creation of new dormer windows to side elevation – Approved 22.08.2008.

2.15. The Officer noted the following in the Report –

'The proposed dormer roof extension, i.e. at front and rear are not in line with the guidelines set out in Camden PG that requires dormer roof extensions to be located well within the roof slopes, maintaining a reasonable gap between the dormer and the roof lines as well as allowing an adequate space for a roof apron above the eaves. However, it is clear that the applicant is seeking to match those roof extensions of number 37 and 39. The extensions at No. 39 were granted on appeal in 2003 and the similar scheme at No. 37 (and identical to the current application) was approved by the Council in January 2008.

'These recent decisions reflect the changing character of the roofscape in Belsize Park Gardens, which was clearly a determining factor referred to by the Inspector in the appeal at No. 39. From the site inspection it is clear that various front roof extensions with roof terraces have been erected, some which are at variance with the CPG. The proposal is therefore not considered to be out of keeping with the surroundings.'

Front Elevation



Source: Camden Planning File

Side Elevation



Source: Camden Planning File

Rear Elevation



Source: Camden Planning File

No.35

- **2022/0557/P** – Creation of front balcony over entrance portico with installation of iron railings and replacement of sash windows with double doors to provide access – Approved 22.03.22.
- **2006/3864/P** – Enlargement of existing rear facing roof terrace in front of existing dormer window including the provision of a new glazed balustrade in association with the third floor flat – Approved 18.09.2006

No.37

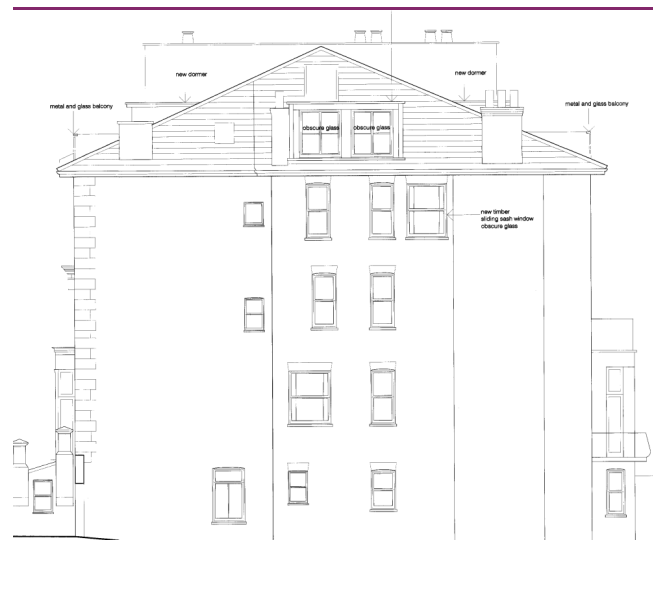
- **2007/5145/P** – An identical application to No.35 for the replacement of existing dormer windows to front and rear of upper level maisonette with larger dormer windows with terraces and balustrades, plus erection of new dormer window to the side roof was approved on the 08/01/2008.

Rear Elevation



Source: Planning Potential Research

Side Elevation



Source: Planning Potential Research

No.39

- **PWX0202578** – A similar application for the alteration and extension of three existing dormer windows, including the erection of roof terraces front and rear, to enlarge the existing flat in the roofspace was granted on appeal on the 22/09/2003

The Inspector noted:

'Front dormers 'have become part of the character of the area' and considered the 'proposed front dormer not to be unduly prominent when viewed in the context of roof extensions and terraces on neighbouring properties.'

The inspector stated that:

'because of its lack of prominence and the presence of extensions and alterations on neighbouring buildings, I [the inspector] consider that the proposed rear dormer and terrace would have no material effect on the character and appearance of the Conservation Area.'

2. 16. The inspector felt that views from the street to the side would be limited and that it would not appear unduly bulky or out of scale with the main roof of the building.

No.50

- **2020/3717/P** - Erection of side dormer extension and fenestration alterations on existing side dormer – Refused but Allowed at Appeal 04/10/21.

The Inspector noted that:

'the uniformity and detailing along this part of Belsize Park Gardens is not replicated above eaves level where numerous modifications, including the additions of side and front dormers are now very much present. These roof top additions vary in design, scale and form and are clearly an established part of the overall character and appearance of this part of the CA.

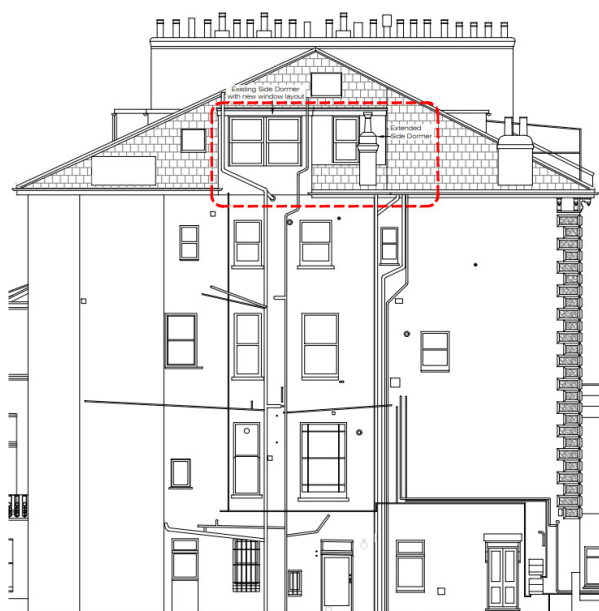
Given the overall height, scale and form of No.50 and its neighbour, it is difficult to view the entire roof scape from street level. Even when stood directly in front of the properties, it is necessary to step back some distance to appreciate its scale, form and features, even then you do not capture it fully.

When approaching No. 50 from the west, its side roof profile is far more visible in the street scape due to the gap between it and the neighbouring property. Nevertheless, the flank wall remains partially obscured as a result of a mature tree. In long views the front projecting element of the building is highly visible along with the modest chimney stack which sits upon the front projecting element and down from the more prominent chimney stack that runs along the centre of the properties. As you get closer to the property, the existing side dormer becomes more prominent in views along with the adjacent chimney stack which would sit forward of the proposed dormer.

Consequently, when seen in views from this approach and when viewed from directly in front of the pair of semi-detached properties, the proposal, as a result of its design, scale and form, would appear as a subordinate addition to the existing side dormer and given its overall design and mass would not imbalance the pair of semi-detached properties. Furthermore, as the proposal would be set back from the existing chimney, with its height not exceeding that of existing dormer, it would integrate well with and appear subordinate in relation to the existing side dormer and overall scale of the existing roof. Thus it would not appear as a bulky or incongruous addition and would maintain the existing roof form.

In addition, it would not detract from or erode the existing features of the original roof profile such as the prominent central chimney stacks. As such, the proposal would not diminish the contribution the appeal property makes to the significance of this part of the CA or the CA as whole. Overall, it would be a sensitive addition that would not conflict with the requirements the CPG Altering and extending your home (2021) and CPG Design (2021) seek to achieve in relation to good design.'

Side Elevation



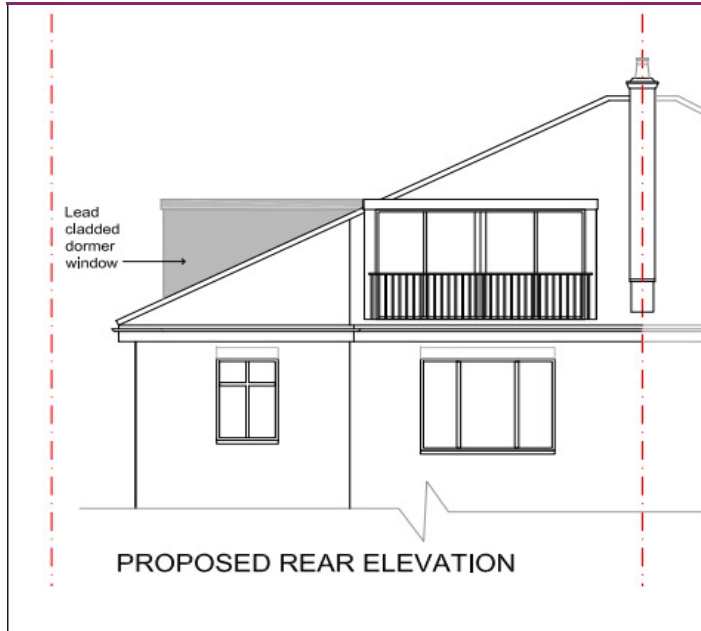
Source: Camden Planning File

- **2020/3448/P** – Replacement of metal balustrade with new clear glass balustrade around the existing balcony on the front roofscape – Approved 13/10/20.

No.53

- **2017/3668/P** – installation of side dormer to an existing loft conversion – Approved 18/09/2017

Rear Elevation



Source: Planning Potential Research

Side Elevation



Source: Planning Potential Research

2.17. The Officer Report noted –

'The proposed dormer extension would be seen from the road directly in front of the site when looking into the space between Nos. 53 and 51 Belsize Park Gardens. However, due to its position towards the middle of the building on its side elevation, there would be limited visibility within the street scene overall. As a result of this, and in the context of other comparable development in the vicinity, it is considered that the proposal would preserve the character and appearance of the Belsize Conservation Area.'

3. Proposal

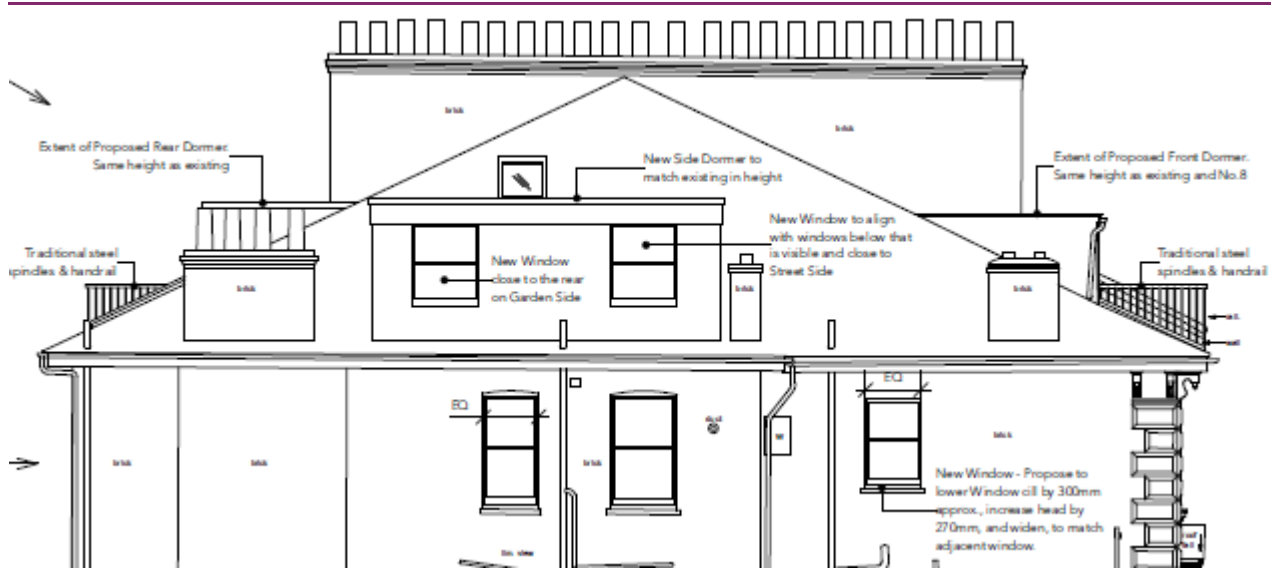
- 3.1. The proposal is for front, rear and side dormer extensions, new roof terraces at the front and the rear and amendments to the fenestration. The proposal also seeks to improve the useability of the property to meet the new owners' requirements for additional and improved living space. Specifically, this application scheme comprises of:
- Extension to front, side and rear dormers;
 - Creation of roof terrace at the rear and extension of front terrace; and
 - Reconfiguration and enlargement of windows and rooflights.
- 3.2. Within the surrounding area numerous examples of dormer extensions have been approved demonstrating precedent for the form of development have been identified. The proposals would serve to unlock the potential of the property providing more floorspace for the enjoyment of the family.
- 3.3. The design approach as shown on the accompanying drawings prepared by Studio Jake Lai has sought to draw inspiration from the surrounding character and precedent of the area in particular with regards to the choice of materials including traditional steel spindled and handrails for the balcony and dormer and terrace sizing.
- 3.4. The proposals have been amended to respond to the comments received from the Council during the pre-application discussions including reductions in the size of the dormers, roof terraces and roof light so we trust the Council can now support the proposal in full.

Front Elevation



Source: Studio Jake Lai

Side Elevation



Source: Studio Jake Lai

Rear Elevation



Source: Studio Jake Lai

4. Pre-Application Feedback

Pre-Application Advice

4.1. The Client and Project Team engaged in pre-application discussions with Camden and attended a site meeting with Elaine Quigley on 10/03/23 and received written advice on 04/04/23. The pre-application advice was positive, and the principle of development accepted. The comments have been taken on board and changes have been made to the scheme including reductions in the size of the dormers, roof terraces and roof light so we trust the Council can now support the proposal in full.

4.2. The following table sets out the advice given and our response –

Feedback	Response
The proposed dormers on the front and rear elevation extend well beyond the length of the windows below making them over-scaled and more dominant within the roof slopes. The dormers should be reduced in width to be no wider than the first-floor windows below in order to follow the window hierarchy up the building. They should also be set away from the hip of the roof slope in accordance with CPG Design guidance	The dormers on the front and the rear have been reduced in width to be no wider than the first-floor windows below and are set away from the hip of the roof slope.
The proposal includes the installation of full height glazed bi-folding doors within the front and rear dormers. When the doors are open it would result in a large void being created within the front and rear roofslope. However, there are examples of other dormers that have been recently approved with full height glazed door openings within the front and rear dormers including nos. 29 and 31 Belsize Park Gardens so there would be no objection to the fenestration proposed.	No change is proposed to the full height glazed bi fold doors given no objection.
The width of the new balconies should be revised to match the width of the reduced dormers. In terms of detailed design, they would be constructed from metal / steel which is a traditional material that is sympathetic to the architectural style and age of the building. The railings should be simple in style and should be painted black to ensure they are not visually prominent when viewed from any public vantage points.	The width of the new balconies has been reduced to reflect the width of the reduced dormers. The material of the railings will be metal/steel and painted black.
The proposed side dormer would not be considered harmful to the character or appearance of the building and would preserve the character of the streetscene and this part of the conservation area.	No change is proposed to the side dormer given the acceptability.
The proposed plans include details of the finishes of the new dormers. The dormers would include a lead flat roof and lead cheeks which would match the existing roof slates. The colour and finish of the lead should also match the existing roof slates. No details have been provided about the new windows. These should be timber frames painted white to match the windows in the lower floors of the building	The materials will match the existing building and the windows on the side elevation will be painted white to match the windows on the lower floors.
The proposal would also include the installation of new roof lights on the front, side and rear elevations. The front rooflight is large in size compared to the others. This rooflight should be reduced to match the size of the other new rooflights in the side and rear roof slopes in order to remain subservient within the roofslope. All new rooflights should be conservation rooflights that would not project above the top of the existing roof slates	The front rooflight has been reduced by half to match others.
The proposal would include the installation of a new balcony that would extend up to the existing chimney breast. It would be possible to gain views from the proposed balcony into the neighbouring balcony at no. 8. The	The balcony at the rear has been set away from the chimney so as to not cause issues of overlooking to No.8.

<p>balcony should be set away by at least 1m from the chimney breast in order to provide an acceptable separation distance between the existing balcony at no. 8 and the proposed balcony.</p>	<p>This is a similar relationship between balconies as seen at No.29, No.37 and No.53.</p>
<p>The existing side dormer includes 2 windows that look into the windows in the side dormer of the neighbouring property. In order to improve the relationship between the properties and reduce direct overlooking between them, the windows in the side dormer should be obscure glazed up to an internal floor height on 1.7m</p>	<p>The windows in the side dormer will be obscured glazed up to an internal floor height of 1.7m.</p>

5. Planning Policy Summary

Brief Policy Overview

- 5.1. The planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The framework is a material consideration in planning decisions. It also provides guidance on how to draw up Development Plans and policies.

National Planning Policy Framework

- 5.2. The overarching National Planning Policies comprise the National Planning Policy Framework (NPPF) (2021), supported by the National Planning Practice Guidance.

Development Plan Policies

- 5.3. For the purpose of any area in Greater London the development plan is:
- The London Plan (2021) which sets out the spatial development strategy for the city; and
 - The Development Plan documents for Camden Council which includes the Local Plan (2017)
- 5.4. It should be noted that the Council are currently in the process of undertaking a Local Plan Review and the engagement will open in January 2023. Paragraph 48 of the NPPF states that decision makers may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections to the policy and the degree of consistency with the Framework and therefore the policy has not been assessed in detail.

Supplementary Guidance

- 5.5. Supplementary guidance is used to support statutory development plans, not as an alternative. It cannot be used to make new policies. Statements made in supplementary guidance carry less weight than those in the development plan but may be material considerations. Relevant SPDs for LB Camden comprise:
- Home improvements CPG (2021)
- 5.6. Given the site's location within Belsize Park Conservation Area, the Conservation Area Appraisal has also been reviewed.
- 5.7. A full policy overview can be found at **Appendix 1**.

6. Planning Policy Justification

Principle of development

- 6.1. The Home Improvements CPG states that extensions to roofs are a common form of development to make the loft space habitable and providing more space and headroom. With regards to terraces, it is accepted in the Home Improvements CPG that they can provide a valuable amenity space especially for flats which would otherwise have little or no private exterior space.
- 6.2. The principle of development should be considered acceptable as it is in line with the Council's policies. The proposals seek to achieve an overall improvement in the quality and character of the accommodation for the current owners.

Dormer extensions

- 6.3. Policy D1 of the Local Plan seeks to secure high quality design in development and which respects local character and preserves heritage assets. Proposals should comprise details and materials that of high quality and complement local character.
- 6.4. The Home Improvements CPG (2021) provides further guidance on acceptability of extensions and alterations. The guidance states that roof dormers should sit within the roof slope and appear as an extension to the existing roof form whilst the existing roof form is maintained. It states that the internal height of the existing loft space should be sufficient to allow adequate habitable space by more than 2m. The dormer window should maintain even distances to roof margins and should consider the hierarchy of window openings and the proportion of glazing should be greater than the solid areas and be of a high-quality design.
- 6.5. The symmetry of the buildings above second floor is already compromised, and the recent decisions as set out above reflect the changing character of the roofscape in Belsize Park Gardens and there are various dormers of different sizes and design which have been erected, some of which are at variance with the CPG. Indeed, the pre-app response confirms that the principle of dormer windows on the front, side and rear of the building is accepted.
- 6.6. In terms of the alteration to the front dormer, it will be the same height as the existing and as seen at No.8. It is considered they have become part of the character of the area and is not unduly prominent when viewed in the context of roof extensions on neighbouring properties which are of a similar size. To respond to comments received during pre-application discussions, the front dormer has been reduced in width to be no wider than the first-floor windows below. The dormer has been set away from the hip of the roof slope and away from the chimney.
- 6.7. With regards to the extension to the side dormer, it will not rise any taller than the existing dormer and it will be a similar size to others seen in the street. The proposed dormer extension would be seen from the road directly in front of the site when looking into the space between Nos. 4 and 6 Belsize Park Gardens. However, due to its position towards the middle of the building on its side elevation, there would be very limited visibility within the street scene overall. Given the relationship to the adjacent property at No.4 and their window, the windows will be obscurely glazed and fixed shut above 1.8m from the floor level. Indeed, this has been confirmed as acceptable in the pre-app advice received.
- 6.8. In terms of the rear dormer extension, it would be the same height as seen at no.8 and it would not be seen from any public areas within the Conservation Area and therefore it would have no material effect on the character and appearance of the Conservation Area. To respond to comments received during pre-application discussions, the rear dormer has also been reduced in width to be no wider than the first-floor windows below. The dormer has been set away from the hip of the roof slope and away from the chimney.

New roof terraces

- 6.9. The Home Improvements CPG states that balconies should be subordinate to the roof slope and should preserve the roof form and complement the elevation upon which they are to be located and in the case of pitched roofs be set in the roof slope when possible. Balustrades should be set back behind the building line of the roof slope or parapet. For traditional buildings, metal railings are preferred as they integrate well with the building's character.
- 6.10. In the front, it is proposed to extend the roof terrace to make it more usable as an amenity space. The roof terrace is of a similar scale to that seen at No.31 and No.22 as shown in the planning history section so it not out of character for the area.
- 6.11. At the rear, there is a large distance between neighbouring properties at Glenilla Road and there are no public vantage points, furthermore, the terrace is set back from the neighbouring terrace at no.8 in line with other similar balconies as seen at No.29, No.37

and No.53, therefore it is considered that a new terrace would have no harmful impact on residential amenity in terms of issues of overlooking, privacy, outlook, noise and daylight and sunlight in line with Policy A1 of the Local Plan.

- 6.12. The proposal includes the installation of full height glazed bi-fold doors within the front and rear which has been confirmed as acceptable in the pre-app. A traditional metal railing is to be incorporated to allow for balconies similar to what has been permitted nearby and which is considered appropriate for the Conservation Area.

Other alterations

- 6.13. The Home Improvements CPG states that new windows and doors should generally be designed and composed of materials and finishes sympathetic to the original window and doors to the building. Roof lights should be flush with the roof slope for properties in the Conservation Area. They should be significantly subordinate both in size and number to the roofscope being altered and roof form overall. Their position and dimensions should ensure a consistent rhythm and other rooflights on adjacent/ neighbouring roofs.
- 6.14. The proposal seeks to reconfigure and alter some of the windows throughout the property to better serve the internal changes to the property and to increase natural light. The fenestration on the facades will be traditional to reflect the adjacent properties and respect the character and appearance of the conservation area. The new windows on the side elevation will be timber painted white to be in keeping with the rest of the windows on the façade.
- 6.15. In terms of the rooflights they will be flush with the roof slope and will not affect the roof form and will not be seen from the wider conservation area. To respond to comments received at the pre-app response, the rooflight at the front has been reduced in size by half to better reflect the other rooflights.
- 6.16. The alterations to the windows will not result in any detrimental impact to surrounding amenity in terms of overlook or light spillage given there are already existing windows and rooflights so this is in line with Policy A1 of the Local Plan which protects residential amenity.

Access

- 6.17. There are no access considerations as the existing access at ground floor will remain as existing.

Heritage

- 6.18. As set out in the previous section, properties in this part of the Conservation Area have had numerous alterations and dormer extensions at upper levels, so much so that they have become part of the character of the area.
- 6.19. The proposals will be high quality and sensitively designed and have been prepared in light of the Conservation Area Appraisal, as such it is considered the development will preserve the character and appearance of the Belsize Conservation Area in line with Policy D2 – Heritage of the Local Plan.

Sustainability

- 6.20. This development will aim to be a sustainable development in its principles, as well as improve on the existing conditions. The renovation will include adding and replacing insulation throughout, including new insulation to the entire roof, thus making the home much more energy efficient. New windows will be double glazed, and internal electrical light fittings, sanitary ware, as well as kitchen appliances, will be energy and water efficient fittings as well.
- 6.21. The development also utilises passive design principles, majority of the rooms aim to have two windows, or through the use of rooflights, to encourage passive ventilation. The clients are also passionate about reclaimed materials in the use of their interior design and will look to incorporate this aspect. This is in line with the Energy Efficiency and Adaptation CPG (adopted January 2021).

Fire Safety

- 6.22. An Approved Inspector will be appointed to ensure the client meets Fire Safety regulations. The intention is to be the same as current, through use of fire & heat detectors with the means of escape out the front door retained. Materials used will be non-hazardous.

7. Conclusion

- 7.1. A planning application request has been submitted to the London Borough of Camden in respect of our client's proposal for the sympathetic extension, alteration and modernisation of their home on the second and third floors at 6B Belsize Park Gardens. Specifically, our client is proposing dormer extensions, roof terraces and amendments to the fenestration.
- 7.2. The approach taken by the project team has been to design a scheme that is sympathetic and complementary to the character and neighbouring properties in the surrounding conservation area. The proposal has been designed with our clients in mind who in need of a well-designed space that will work for them now and in the future to support their growing family. Our client's home lacks private external amenity space which they hope to achieve through the creation and extensions of roof terraces, they are also looking to achieve additional internal living space through new dormer extensions as well as design enhancements via amendments to windows and rooflights.
- 7.3. The application is submitted following positive pre-application discussions with Camden in March 2023 (Ref – 2022/5302/PRE), where it was stated that the principle of the proposals is accepted with minor design adjustments recommended.
- 7.4. The comments have been taken on board and changes have been made to the scheme including reductions in the size of the dormers, roof terraces and roof light so we trust the Council can now support the proposal in full.
- 7.5. Overall, the scheme is considered to make appropriate proposals for necessary works to bring the dwellinghouse to contemporary standards whilst also ensuring the proposal will not harm the character and appearance of the conservation area nor neighbouring amenity.
- 7.6. The statement demonstrates that the development proposals are acceptable as presented and therefore in full accordance with the Local Development Plan.

Appendix

Appendix 1 – Planning Policy

The key National, Regional and Local Policy that should be considered as part of any application submitted is noted below.

National Planning Policy Framework (2021)

The National Planning Policy Framework (NPPF) sets out the Government's overarching planning policies and how these should be applied.

Decision-making

Paragraph 48 states that local planning authorities may give weight to relevant policies in emerging plans according to the stage of the preparation of the emerging plan, the extent to which there are unresolved objections to relevant policies, and the degree of consistency of the relevant policies in the emerging plan to the Framework.

Delivering a wide choice of quality homes

In respect of housing, the NPPF aims to significantly boost the supply of housing, and in that respect, housing applications should be considered and developed without unnecessary delay as set out in **Paragraph 60**.

Making effective use of land

Paragraph 119 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Achieving well-designed places

Paragraph 126 sets out that good design is a key aspect of sustainable development, creating better places in which to live and work and helps make development more acceptable to communities.

Paragraph 130 notes that planning policies and decisions should ensure that developments are visually attractive as a result of good architecture and should be sympathetic to local character and history.

Paragraph 134 notes that significant weight should be given to the development of outstanding or innovative design which helps raise the standard of design more generally in an area so long as they fit in with the overall form and layout of their surroundings.

Conservation and enhancing the historic environment

Paragraph 194 stipulates that planning applications affecting heritage assets will be required to describe the significance of any heritage asset including the contribution made by their setting. All application will be required to provide a level of detail that is proportionate to the assets' importance and the no more than is sufficient to understand any potential impact.

Paragraph 197 states that in determining application, authorities should take into account both the desirability of sustaining and enhancing the significance of heritage assets and allowing development which puts them to viable consistent use with their conservation and the desirability of new development making a positive contribution to local character and distinctiveness.

London Plan (2021)

Sets out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years. The plan covers: transport, environment, economic development, housing, culture and health.

Policy D1 London's form, character and capacity for growth highlights the importance in defining an area's character in order to understand its capacity for growth.

Policy D3 Optimising site capacity through the design-led approach states that development must make the best use of land by following a design-led approach that optimises the capacity of sites. Developments should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance, and shape, with due regard to existing and emerging street hierarchy, building types and proportions. The developments deliver appropriate outlook, privacy and amenity and achieve indoor and outdoor environments that are comfortable and inviting for people to use.

Policy D4 Delivering Good Design suggests how developments should be of a good design and how they are monitored. Policy D4 also states that Design and Access statements need to be submitted with applications.

Policy D5 Inclusive Design states that a development proposal should achieve the highest standards of accessible and inclusive design. They should take into account London's diverse population.

Policy D6 Housing Quality and Standards states 'housing development should be of high-quality design and provide adequately-sized rooms'. It states that proposals must ensure 'sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context'.

Policy HC1 Heritage and conservation growth states that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings.

Camden Local Plan (adopted July 2017)

Policy A1 – Managing the Impact of Development

Council will seek to protect the quality of life of neighbours, granting permission for development unless it causes unacceptable harm to amenity. Factors considered will include, visual privacy, outlook, sunlight/daylight, artificial lighting levels, impacts of the construction phase, noise and vibration levels and several others.

Policy D1 – Design

Camden will seek to secure high quality design in development (including alterations and extensions) which respects the local context and character, preserves or enhances the historic environment and heritage assets, is sustainable in design and construction. Development should comprise of details and materials that are of a high quality and complement local character as well as development which integrates with the surrounding street. Extensions and alterations will be expected to have consideration for character, setting, context and the form and scale of neighbouring buildings, prevailing pattern, density and scale of surrounding development, and the impact development has on rhythms, symmetries and uniformities in the townscape.

Policy D2 – Heritage

Heritage assets and their setting will be preserved and where possible enhanced. The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

In order to maintain the character of Conservation Areas, development should take account of produced Conservation Area Character Appraisals and management strategies. Development in these areas should preserve and where possible enhance its character and appearance. Character of Conservation Areas derive from the combination of a number of factors, including scale, density, pattern of development, landscape, topography, open space, materials, architectural detailing and uses. . These elements should be identified and responded to in the design of new development. Design and Access Statements should include an assessment of local context and character and set out how the development has been informed by it and responds to it.

Again, Listed Buildings should be preserved and enhanced where beneficial to do so. The Council will resist proposal for alterations and extensions to listed buildings where this would cause harm to the special architectural and historic interest of the buildings. Development which would cause harm to significance of a listed building through an effect of its setting will also be resisted.

Belsize Conservation Area Character Appraisal (adopted 2003)

A conservation area appraisal aims to describe the special historic and architectural character of an area. A conservation area's character is defined by a combination of elements such as architecture, uses, materials and detailing as well as the relationship between buildings and their settings. Many other elements contribute to character and appearance such as the placement of buildings within their plots; views and vistas; the relationship between the street and the buildings and the presence of trees and green space.

The purpose of the document is to describe the historic and architectural character and appearance of the area to assist applicants in making successful application and to aid decision makers in assessing planning applications. This will be achieved through the document identifying the positive features which should be conserved, as well as negative features which indicate opportunities for future enhancements.

Design CPG (adopted January 2021)

The CPG provides guidance consistent with the Local Plan and forms a Supplementary Planning Document which is an additional “material consideration” in planning decisions. This is the council’s response to a nationwide agenda that planning should provide high quality inclusive design, and that design which fails to take the opportunity to improve the character and quality of an area should not be accepted.

Maintaining and securing a high-quality environment is a key priority with expectations for excellence in architecture and design in Camden borough. The CPG provides guidance on all types of design issues within the borough including design excellence, landscaping design and public realm. High quality design makes a significant contribution to the success of a development, of a place and the community in which it is located. The design of the built environment affects many things including the way we use spaces and interact with each other, comfort and enjoyment, safety and security, our sense of inclusion and our health and well-being. In addition, high quality design across the borough contributes to achieving, a high-quality, sustainable environment for all in the community to live, work, play and relax. The purpose of this guidance is therefore to promote design excellence and outline the ways in which developments can achieve high quality design.

Home Improvements CPG (adopted January 2021)

Extensions and conversions can make more effective use of urban land for modern living needs and well considered alterations to dwellings which complement the appearance of the property can often increase their value. However, changes can harm the amenity of neighbouring occupiers through

Within Conservation Areas, the Conservation Area Appraisal should be checked to be made aware of what contributes to its significance. The Home Improvements CPG aims to provide a clear set of guidelines with appropriate illustrations of how changes such as side and rear extensions, basements, loft extensions and other house alterations and extensions should be designed. In conservation areas and with listed buildings and buildings of townscape merit, greater care and attention is required and more restrictive policies may apply. The council also encourages high standards of energy and water efficiency in existing properties and in conversions and extensions.

Energy Efficiency and Adaptation CPG (adopted January 2021)

The CPG aims to provide a clear set of guidelines on key energy and resource issues within the borough and support the Local Plan Policies CC1 Climate Change mitigation and CC2 Adapting to climate change. All developments in Camden borough are expected to reduce carbon dioxide emissions by following the energy hierarchy in accordance with the Local Plan policy CC1. Natural ‘passive’ measures are prioritised by the Council over active measures in making buildings more energy efficient. Camden borough council states all developments should seek opportunities to make a positive contribution to green space provision or greening.

Amenity CPG (adopted January 2021)

Standards of amenity (the features of a place that contribute to its attractiveness and comfort) are major factors in the health and quality of life of the borough’s residents, workers and visitors and fundamental to Camden’s attractiveness and success. Camden’s Inner London location, the close proximity of various uses and the presence of major roads and railways means that amenity is a particularly important issue within the borough.

This guidance provides information on key amenity issues within the borough and includes the following sections relating to Local Plan Policy A1 – Managing the impact of development:

- Overlooking, privacy and outlook
- Daylight and sunlight
- Artificial light
- Construction management plans
- Noise and vibration
- Wind and micro-climate
- Contaminated land