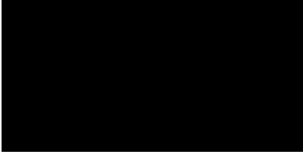




SMPlanning



London Office:
80-83 Long Lane
London, EC1A 9ET

10/02/2023

Sent via planning portal only:

Dear Sir/Madam

PLANNING APPLICATION – THE TOWN & COUNTRY PLANNING ACT 1990

ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSIONS AND INCREASE IN RIDGE HEIGHT OF DWELLING TO ACCOMMODATE ADDITIONAL FLOORSPACE

1A BELSIZE PARK GARDENS, LONDON, NW3 4LB

Please accept this covering letter as an accompaniment to this full planning application for works at 1A Belsize Park Gardens, London, NW3 4LB ('the site'). This letter provides a summary of the site and the proposed development.

The Site

The application site is located on the south side of Belsize Park Gardens and comprises a single storey annexe to the substantial villa at 1 Belsize Park Gardens. The annexe is a self-contained unit of residential accommodation and is located within the Belsize Park Conservation Area.

The immediate surroundings are largely characterised by residential development. Both Belsize Park Gardens and the surrounding network of roads are arranged on a grid of perimeter blocks with an eclectic range of architectural styles and the area as a whole, has an over-riding sense of a quiet residential suburb.

The Proposal

This application seeks full planning permission for the erection of a small ground floor sedum roof infill extension, a rear ground floor extension and a modest increase to the height of the property in order to accommodate additional living space.

Planning Policy

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 12: Achieving Well Designed Places
- Section 16: Conserving & Enhancing the Historic Environment

Local Planning Policy

The adopted development plan for the London Borough of Camden comprises the London Plan (2021) (LP), the Camden Local Plan (2017) (CLP) as well as supporting Camden Planning Guidance (CPGs).

Planning Assessment

Principle of development:

Law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

The site comprises a building in active residential use and no changes are proposed to the established use class. In such locations, there are no development plan or national planning policies that restrict the extension or alteration of residential properties in principle, subject to the consideration of all other detailed matters.

Design and Heritage impact:

Policy context:

Section 12 of the NPPF refers to well-designed places. Paragraph 130(c) states that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

Policy D1 of the local plan provides further detail on local requirements and, importantly, states that the council will require that development respects local character and context, guidance that is consolidated by Camden Planning Guidance on Design.

Policy D2 of the Local Plan states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and Listed

Buildings. The aims of these policies are further reflected in London Plan Policies D4 (Delivering Good Design) and HC1 (Heritage Conservation and Growth).

Land use:

The proposed development does not depart from the primary residential use of the site and the main issue relating to impact would therefore be limited to design, layout and appearance.

Existing character:

In order to understand impact, consideration must first be given to the significance of the heritage asset and the characteristics of the surroundings.

Belsize Park Gardens is a long, straight and consistent street to its junction with Lambolle Place where the slight bend in its alignment reflects the later development of the southern part of the street. The impact of the continuous line of villa development on the street is significantly softened by mature trees and vegetation in the front gardens. This filtering effect on the views from the street is also notable along Belsize Park and ensures views to the rear are significantly restricted, meaning the key defining character of the area is established by large scale frontage development.

The host property is visually subservient to the buildings that front Belsize Park Gardens and this level of subservience is emphasised by the topography of the site which slopes gradually in a north to south direction. In addition, the host site is located to the side/rear of the more significantly proportioned 1 Belsize Park Gardens and public views of the site are therefore limited; and screened further by established street landscaping.

Architecture:

Dealing with the proposal is isolation, a small upward extension of the building itself need not unbalance the architecture of the building or its secondary presence at the site.

Whilst the proposed works would increase the height of the existing dwelling, the visual impact of these changes would be limited due to the isolated and inconspicuous location of the property. The hierarchy of built form in relation to the surroundings would be maintained, despite the modest increase in height proposed and visual subservience would be preserved.

The ground floor extensions would be single storey and located to the rear of the property not visible in the public domain. Therefore, the impact on the character and appearance of the area, including any associated impact on the historic environment would be neutral.

A sedum roof is proposed on the infill extension which is supported in the Home Improvements CPG, and will provide net biodiversity improvements and improve the appearance of the site.

For the reasons outlined above, the proposed development represents a high-quality design which is sympathetic to the existing character and appearance of the property and neighbouring properties. It

is considered that the proposed works will enhance the quality of the host dwelling and consequently the townscape quality of the area. There will be no adverse effect on the setting of the wider Conservation area. The proposed development is therefore considered acceptable with regard to its impact on the designated heritage assets identified locally, in accordance with the development plan and national planning policy guidance.

Residential Amenity:

Policy A1 of the Local Plan seeks to ensure that standards of amenity are protected. This requires the highest standards of design to ensure the amenities of existing and future occupiers are safeguarded and this is echoed in guidance contained within the NPPF and the London Plan. Further guidance is provided in CPG Amenity which sets specific standards of development.

The host dwelling benefits from a well-proportioned amenity area. The proposed development would not erode that space to an unacceptable extent and the proposal would not therefore represent an overdevelopment of the plot.

The relationship of built development has been carefully considered in the context of the topography and distances between buildings and the absence of clear relationships with sensitive windows that could suffer substantive reductions in outlook means that there are unlikely to be any detrimental effects on levels of sunlight/daylight.

The single storey height of the rear extension and its limited rear projection ensures it would not lead to an overbearing impact on neighbouring properties and its associated amenity space. By virtue of the size, scale and location of the proposed works, the proposed development will not have an adverse impact on neighbouring amenity, in accordance with the development plan and national planning policy guidance.

The increase in height of the structure would still, from the perspective of neighbouring properties, maintain a perception of single storey development. The building is physically removed from neighbouring residential properties in order to ensure an overbearing impact would not accrue and where the structure is visible, its sloping roof would ensure any perceived impact would be limited. Rooflights would not directly overlook neighbouring properties because of their upward trajectory and for these reasons the proposal will align with national and local planning policy with regard to impact on residential amenity.

Summary

As demonstrated within this letter and supporting documents, the proposed works are considered to be modest and sympathetically maintain the existing architectural composition of the host building by virtue of their simple proportions that complement the detail of the existing building. By virtue of this arrangement, the scale of the extensions is not considered to have a harmful impact on the host property or the surrounding area, rather it is considered they will preserve the character of the area.

The proposed development accords with the up-to-date development plan and fulfils the three dimensions of sustainable development as defined by the NPPF. The presumption in favour of sustainable development therefore applies and it is respectfully requested that planning permission is granted.

This letter should be read alongside the other supporting documentation and drawings which have been submitted as part of the Full Planning Application.

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

Allen Sacbaker
Associate
SM Planning