

Flat 4, 29 Belsize Park Gardens, London,
NW3 4JH ref: 2017/7041/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.



Above: The front view of Nos, 31, 29 and 27 Belsize Park Gardens



Above: The front view of Nos.31, 33 and 35 Belsize Park Gardens



Above: The front view of Nos.27 and 25 Belsize Park Gardens



Above: The front view of No.29



Above: The rear view of No.29



Above: The rear view of No.27



Above: The rear view of No.31



Above: The rear garden view of No.29



Above and below: Views opposite No.29



Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	16/04/2018
		N/A / attached	Consultation Expiry Date:	27/03/18
Officer			Application Number(s)	
Jaspreet Chana			2017/7041/P	
Application Address			Drawing Numbers	
Flat 4, 29 Belsize Park Gardens London NW3 4JH			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Proposed enlargement of existing front and rear dormers including terraces and the construction of a side dormer window and chimney				
Recommendation:	Grant Conditional Permission			
Application Type:	Householder Application			

Conditions or Reasons for Refusal:	<i>Refer to Decision Notice</i>			
Informatives:				
Consultations				
Summary of consultation:	<p>The site notices were displayed to the front and rear of site on 06/03/18 (consultation end date 27/03/18).</p> <p>The development was also advertised in the local press on the 08/03/18 (consultation end date 29/03/18).</p>			
Adjoining Occupiers:	No. of responses	00	No. of objections	02
Summary of consultation responses:	<p>Two emails of objection were submitted from No.8a and Flat 5, 29 Belsize Park Gardens. Their objection comments can be summarised as follows:</p> <ul style="list-style-type: none"> • The size of the front dormer is inappropriate, the side dormer might be in keeping with the precedents referred to but cannot be judged without the relevant materials. The chimney appears odd. • The works would cause noise and upheaval and with the extensions there would be more people living in there and walking around. • It is not evident that enlarging dormers and adding another would improve the property from the street, apart from increasing the flat owner's share of the freehold. <p><u><i>Officer's response:</i></u> <i>Please see design section in the report below (section 3).</i></p>			
CAAC/Local groups* comments: *Please Specify	<p>The Belsize Conservation Area Advisory Committee has objected to the proposal on the following grounds:</p> <ul style="list-style-type: none"> • Object to the bulk, size, scale and location of the front, back and side proposed dormer windows. • Object to new chimney and its abutment with new dormer. <p><u><i>Officer's response:</i></u> <i>Please see design section in the report below (section 3).</i></p>			

Site Description

No.29 is of early Victorian Italianate villa style which is typical of the area. The semi-detached property is one of five flats and lies to the west of Belsize Park Gardens. The surrounding area is predominantly residential consisting of similar 19th Century villas; the villas are symmetrical with slab chimney stacks, hipped roofs and recessed sash windows. The proposal relates to Flat 4 which is located on the second and third floor, with the loft converted with front and rear dormer windows with access to a roof terrace. The subject property falls within Belsize Conservation Area, it is not listed but is noted as a positive contributor to the area.

Relevant History

The planning history for the application site can be summarised as follows:

No.29 Belsize Park Gardens:-

G8/11/8/1894: Planning permission was granted on the 16/05/1958 for *the conversion of the second and third floors of No. 29 Belsize Park Gardens, Hampstead, into one self-contained maisonette and one self-contained flat.*

2008/4255/P: Planning permission was granted on the 07/11/2008 for *the alterations to basement flat including: installation of French doors to front and side; enlargement of two existing windows and installation of new one to side; and erection of two single-storey conservatory extensions to rear.*

53 Belsize Park Gardens:-

2017/3668/P: Planning permission was granted on 18/09/17 – for *Alterations to basement flat including: installation of French doors to front and side; enlargement of two existing windows and installation of new one to side; and erection of two single-storey conservatory extensions to rear.*

Flat D, 19 Belsize Park Gardens:-

2016/5209/P: Planning permission was refused on 15/11/17 – for *Erection of a side dormer to an existing loft conversion for the following reasons: The proposed side dormer, by reason of its scale, bulk, siting and design would be detrimental to the character and appearance of the host building and the conservation area...* this was appealed and allowed on 08/06/17.

Relevant policies

National Planning Policy Framework (2012)

The London Plan (2016)

Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design
- D2 Heritage

Camden Planning Guidance:

- CPG 1 – Design
- CPG 6 – Amenity

Belsize Conservation Area Statement (2003)

Assessment

1. The proposal

1.1. Planning permission is sought for the enlargement of existing front and rear dormers, including terraces, and the construction of a side dormer window and chimney.

2. Assessment

2.1. The principal considerations material to the determination of this application are as follows:

- The visual impact upon the character and appearance of the host property, streetscene, local area and the Belsize Conservation Area
- The impact on neighbouring amenity

3. Design and Conservation

3.1. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas Act 1990) as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

3.2. The Council seeks to ensure that roof alterations are sympathetic and do not harm the character and appearance of buildings or the wider townscape. CPG1 (Design) 5.11 states '*alterations to, or the addition of roof dormers should be sensitive changes which maintain the overall structure of the existing roof form*', and further states that '*roof alterations are likely to be acceptable where alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form*'.

3.3. It is clear that front, side and rear dormer windows form part of the street scene and are of various sizes and design on both sides of the road with front and rear roof balconies and terraces with railings or glass balustrade.

3.4. The proposal involves enlarging the existing front and rear dormer windows. The front dormer window would measure 3.8m wide, 1.8m in height and 3.1m in depth, the rear dormer would measure, 3.6m wide, 2.5m in height and 2.7m in depth. Both dormers would be placed within the middle of the roof, be set over 2m down from the main ridgeline. While they would be within 500mm of the eaves and side walls, there is a clear precedent of this area and in this instance would not be objectionable. The proposed dormers are modestly larger than the existing dormer windows and would be considered subordinate to the main roof given their size, scale and position within the roof. The enlarged dormers would match the adjacent dormers at no. 31, bringing balance to the attached pair.

3.5. The proposed side dormer would measure 3.3m wide, 1.9m in height and 3.45m in depth and incorporate a large chimney to its left side. The dormer would be placed within the centre of the roof and set down 2m from the ridgeline and a significant distance in from the side boundaries and up from the eaves level (by more than 500mm to accord with CPG1 guidance). Given that there are many examples of side dormer windows within the street scene with small and large chimneys either attached or alongside the dormers, the precedent has been established and therefore would be considered acceptable.

3.6. The proposed side dormer would be seen from the road directly in front of the site when looking into the space between Nos.29 and 27 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 within the vicinity, it is considered that the proposal would preserve the character and appearance of the Belsize Conservation Area.

3.7. Overall, the scale, massing, design and use of materials would be compatible with the host building and surrounding area and would preserve the character and appearance of the street scene and the Belsize Conservation Area. The proposal would therefore be in accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017, as well as the London Plan 2016 and NPPF 2012.

4. The impact on neighbouring amenity

4.1. Although the proposed front and rear dormer windows are larger than the existing dormers, given that their location would be similar to those that are existing and their position high up on the building, it is not considered there would cause harm to the amenities of the neighbouring properties. While a terrace would be introduced to the front dormer, this is a common feature in the street scene and would not unduly harm any surrounding occupiers. The rear terrace is existing and its enlargement would not materially impact neighbouring residential amenity in terms of overlooking.

4.2. The proposed side dormer window would be facing towards No.27 Belsize Park Gardens. No.27 has a side dormer window which has high level windows. Given that the proposed side dormer window would be obscurely glazed and fixed above 1.7m from the floor level, it is not considered the proposed dormer window would have a detrimental impact on the amenities of No.27. This is shown on the drawings and would be secured by planning condition.

4.3. The development is therefore considered to be in accordance with planning policies A1 and A4.

5. Conclusion

5.1. The proposal would be in keeping with the host building and the surrounding street scene and it would preserve the character and appearance of the Belsize Conservation Area.

6. 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 Monday 23rd April 2018, 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: 2017/7041/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Date: 17 April 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
www.camden.gov.uk

DNA Architecture
11 Queen's Road
Wimbledon
London
SW19 8NG

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

Flat 4
29 Belsize Park Gardens
London
NW3 4JH

DECISION

Proposal: Proposed enlargement of existing front and rear dormers including terraces and the construction of a side dormer window and chimney

Drawing Nos: 776_01_001, 776_02_001, 776_03_002, 776_02_101, 776_05_001, 776_05_002, 776_03_001, 776_04_001, 776_05_001, 776_04_001, 776_03_002, 776_03_101, 776_05_102.

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: 776_01_001, 776_02_001, 776_03_002, 776_02_101, 776_05_001, 776_05_002, 776_03_001, 776_04_001, 776_05_001, 776_04_001, 776_03_002, 776_03_101, 776_05_102.

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The side dormer window hereby approved shall be obscurely glazed and fixed shut above 1.7m from floor level and shall be permanently retained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of Policies A1 and D1 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 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

David Joyce
Director of Regeneration and Planning

DRAFT

DECISION