

2023/2845/P -15 Belsize Lane, NW/3 5AD



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1. Aerial view of the host property (left), showing rear fenestration at ground floor



2. Side elevation showing host property in relation to the existing boundary



3. Close up images of existing rear fenestration to be replaced

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|---|----------------------------|-------------------------------------|-------------------------------------|----------------------------------|-------------------|
| Delegated Report | | Analysis sheet | | Expiry Date: | 05/09/2023 |
| (Members Briefing) | | N/A / attached | | Consultation Expiry Date: | 13/08/2023 |
| Officer | | | Application Number(s) | | |
| Sofie Fieldsend | | | 2023/2845/P | | |
| Application Address | | | Drawing Numbers | | |
| 15 Belsize Lane London NW3 5AD | | | Refer to Draft Decision Notice | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | |
| | | | | | |
| Proposal(s) | | | | | |
| Insertion of 3 rooflights and alterations to side and rear fenestration | | | | | |
| Recommendation(s): | | Grant Condition Planning Permission | | | |
| Application Type: | | Householder Planning Permission | | | |

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|---|---|-----------|-------------------|-----------|
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | |
| Informatives: | | | | |
| Consultations | | | | |
| Adjoining Occupiers: | No. of responses | 00 | No. of objections | 00 |
| Summary of consultation responses: | <p><u>A site notice was displayed on 19/07/2023 and expired on 12/08/2023.</u></p> <p><u>A press notice was advertised on 20/07/2023 and expired on 13/08/2023.</u></p> <p>No responses were received</p> | | | |
| Hampstead CAAC (also runs Fitzjohns/Netherhall CAAC) comments: | <p>Hampstead CAAC objected:</p> <p>“Rear elevation to correct and harmonise with the existing.”</p> <p><u>Officer Response:</u> See section 2.4</p> | | | |
| Site Description | | | | |
| The application site is a three storey semi-detached house on the north side of Belsize Lane which is located in the Fitzjohns/Netherhall Conservation area. The building is not listed but is identified as a positive contributor to the appearance and character of the conservation area. | | | | |
| Relevant History | | | | |
| None relevant | | | | |
| Relevant policies | | | | |
| National Planning Policy Framework 2021 London Plan 2021 Camden Local Plan 2017 <ul style="list-style-type: none"> • A1 Managing the impact of development • D1 Design • D2 Heritage Camden Planning Guidance CPG Design 2021 CPG Home improvements 2021 CPG Amenity 2021 Fitzjohns/Netherhall Conservation Area Character Appraisal & Management Plan (2022) | | | | |

Assessment

1. Proposal

1.1 Planning permission is sought for the insertion of three conservation rooflights at main roof level on the side slope towards the rear of the property. Two ground floor windows on the side elevation would replace two existing windows. Replacement ground floor rear fenestration includes timber bay doors and replacement of existing timber window with sliding aluminium doors.

1.2 The main issues for consideration therefore are:

- Conservation and Design
- Neighbour Amenity

2. Conservation and Design

2.1 Policy D1 requires extensions to consider the character, setting, context and the form and scale of neighbouring buildings; the quality of materials to be used; and the character and proportions of the existing building. Policy D2 additionally states that the Council will only permit development within conservation areas that preserves or enhances the character and appearance of the area.

2.2 The application site is within the Fitzjohns/Netherhall Conservation Area, wherein the Council has a statutory duty, under section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. The Conservation Area Statement identifies this property as making a positive contribution to the character and appearance of the conservation area.

2.3 The three rooflights proposed are located to the rear on the side roof slope and would be proportionate and subordinate additions on the roof slope. The two side windows at ground floor will be timber and incorporate lintels above them to match the existing. While it is acknowledged that windows would be of a similar scale and detailed design to the other windows on this elevation, they would have fewer glazing bars. This would be acceptable in this instance due to the siting to the rear of the side passage and at lower floor level, there would be no public views of this element and their installation would not be considered harmful.

2.4 The CAAC objected to the appearance of the rear fenestration and said it should harmonise with the existing elevation. On the rear elevation, the existing bay door will be replaced with a set of timber patio doors with a fan light window above and the existing window will be replaced with a set of sliding aluminium sliding doors. The bay fenestration will be timber match the existing which is in keeping with the host property. While an alternative material is proposed for the sliding doors, given its location to the rear and lower level with no public views, this replacement fenestration is not considered harmful. It is also noted that its adjoining neighbour has replaced their original rear window with a modest extension so there would not be an argument for retaining symmetry of the rear elevations in this instance either.

2.5 Overall, the design, scale and detailed design is considered to be acceptable and would not harm the character and appearance of the host building nor the wider area or the Fitzjohns/Netherhall Conservation Area.

3. Neighbour Amenity

3.1 Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.

3.2 The new ground floor side windows will face onto a high wooden side boundary fence which would not result in overlooking. The development overall would not harm the amenity of any neighbouring residential properties in terms of loss of privacy, light or outlook given their scale and siting. The development is thus considered to be in accordance with planning policy A1 of the Camden Local Plan 2017.

4. Recommendation

4.1 Grant 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 Tuesday 29th August 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: 2023/2845/P
Contact: Sofie Fieldsend
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Date: 21 August 2023

Development Management
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Iron Bridge House,
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DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
15 Belsize Lane
London
Camden
NW3 5AD

DECISION

Proposal: Insertion of 3 rooflights and alterations to side and rear fenestration

Drawing Nos: 065-DWG-001-Extg Rev.P1; 065-DWG-002-Extg Rev.P1; 065-DWG-003-Extg Rev.P1; 065-DWG-004-Extg Rev.P1; 065-DWG-005-Extg Rev.P1; 065-DWG-006-Extg Rev.P1; 065-DWG-007-Extg Rev.P1; 065-DWG-009-Extg Rev.P1; 065-DWG-010-GA Rev.P1; 065-DWG-011-GA Rev.P1; 065-DWG-012-GA Rev.P1; 065-DWG-013-GA Rev.P1; 065-DWG-014-Bldg Rev.P1; 065-DWG-015-Bldg Rev.P1 and 065-DWG-016-Bldg Rev.P1.

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:

065-DWG-001-Extg Rev.P1; 065-DWG-002-Extg Rev.P1; 065-DWG-003-Extg Rev.P1; 065-DWG-004-Extg Rev.P1; 065-DWG-005-Extg Rev.P1; 065-DWG-006-Extg Rev.P1; 065-DWG-007-Extg Rev.P1; 065-DWG-009-Extg Rev.P1; 065-DWG-010-GA Rev.P1; 065-DWG-011-GA Rev.P1; 065-DWG-012-GA Rev.P1; 065-DWG-013-GA Rev.P1; 065-DWG-014-Bldg Rev.P1; 065-DWG-015-Bldg Rev.P1 and 065-DWG-016-Bldg Rev.P1.

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.

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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 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