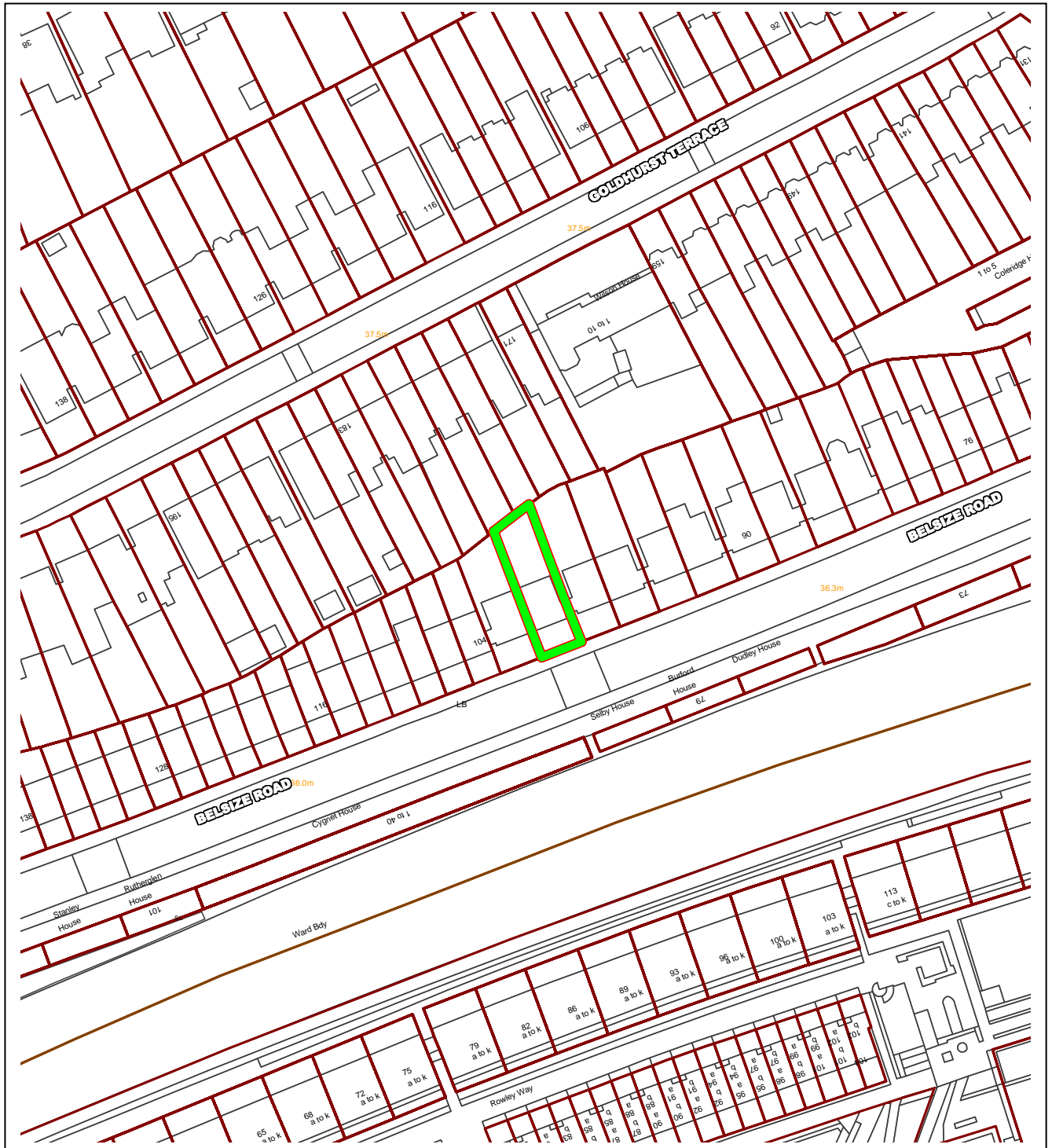


100 Belsize Road - 2023/2550/P

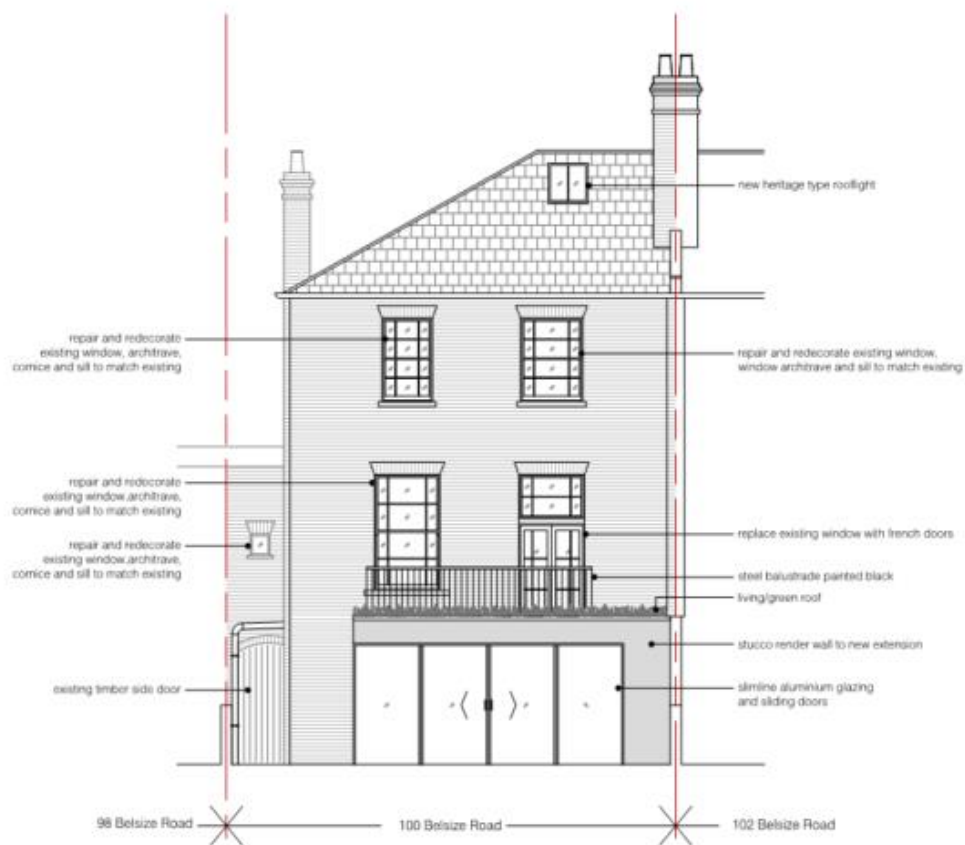


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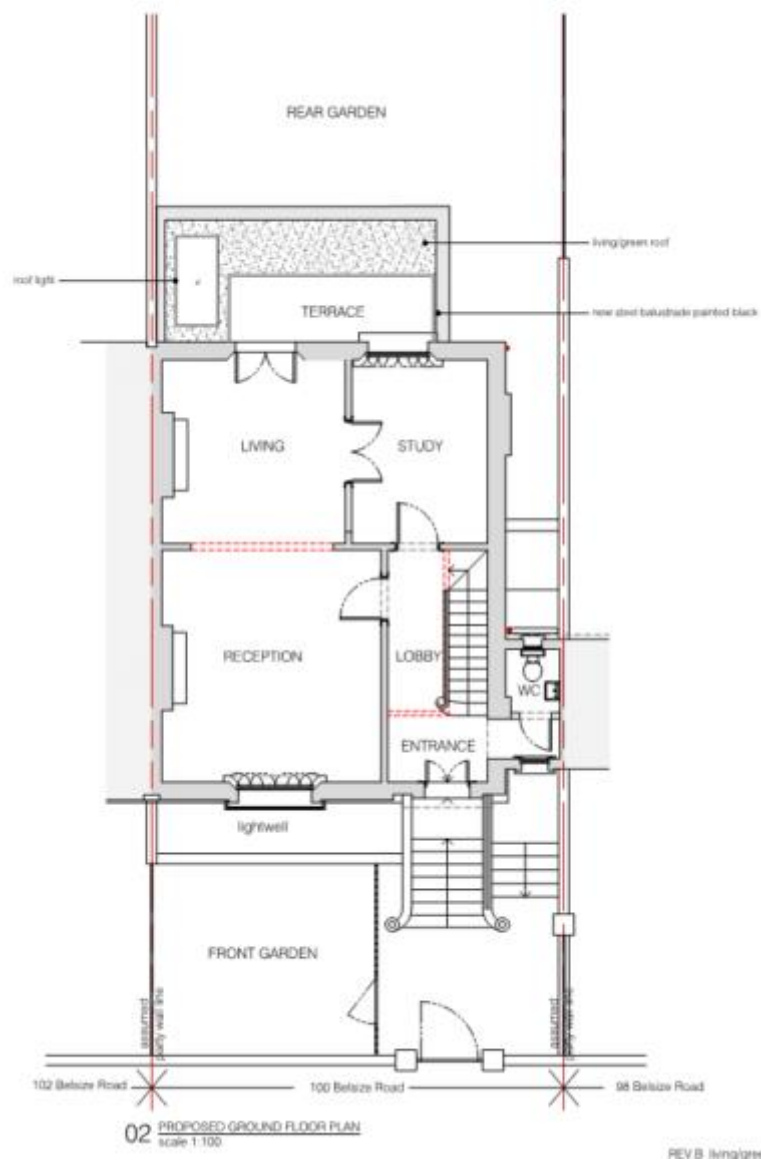
01 PROPOSED SIDE ELEVATION
scale 1:100

Above: Side elevation showing the exposed flank wall of the proposed rear extension

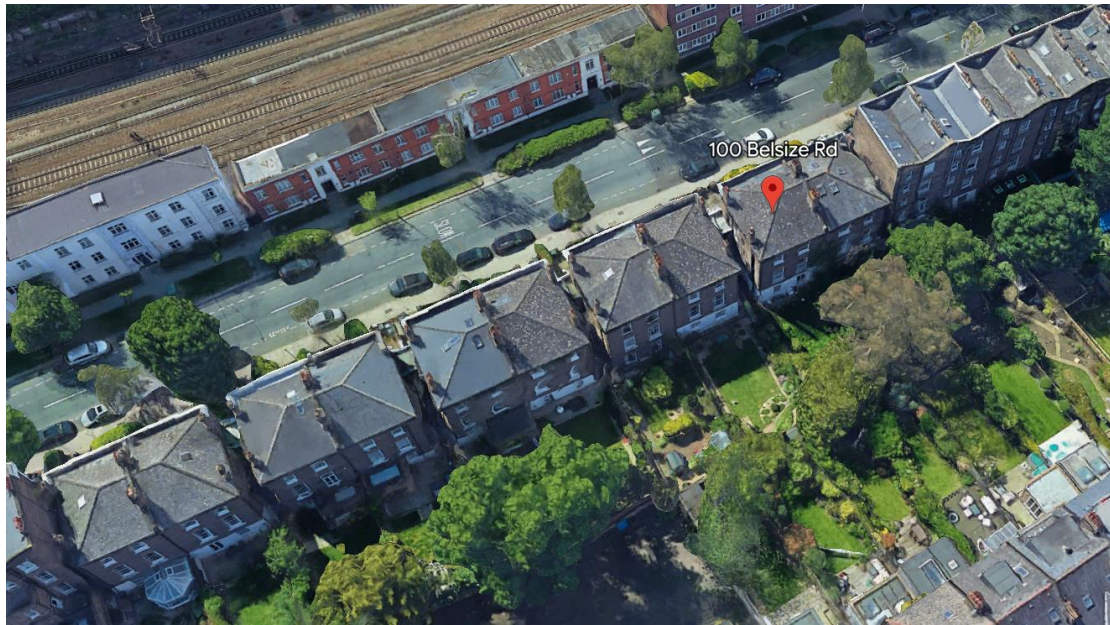


02 PROPOSED REAR ELEVATION
scale 1:100

Above: Proposed rear elevation



Above: Proposed upper ground floor plan, showing the footprint of the proposed rear extension.



Above: Aerial view showing the rear of the application site (right), with existing rear extensions visible to the left of the image

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	15/08/2023
		N/A / attached		Consultation Expiry Date:	20/08/2023
Officer				Application Number(s)	
Brendan Versluys				2023/2550/P	
Application Address				Drawing Numbers	
100 Belsize Road London NW6 4TG				See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a ground floor rear extension with roof terrace, replace existing rear elevation upper ground floor window with French doors, loft conversion to provide additional residential space (study) to the dwelling house including installation of 3 x rooflights					
Recommendation:		Grant conditional planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	A site notice(s) was displayed near to the site on the 26/07/2023 (consultation end date 19/08/2023). A press notice was advertised 27/07/2023 (consultation end date 20/08/2023)			
Adjoining Occupiers:	No. of responses	0	No. of objections	0
Combined Residents' Associations of South Hampstead (CRASH):	An objection on behalf of CRASH was received on 1/08/2023. CRASH have advised the following in respect to the proposed rooflights: <i>'Should the loft conversion element of the application be approved CRASH would ask that the rooflight on the front elevation be omitted to retain the original appearance on the street elevation. A larger rooflight on the rear elevation would be a suitable alternative.'</i> CRASH also considers the design of the new access to the rear terrace via French windows to be clumsy and of poor design. CRASH consider the rear elevation of the proposed lower ground floor extension, to be bland and boring. CRASH consider large full-width aluminium sliding doors set in stucco render to not be consistent with the high standard of design required by the Council for developments with the South Hampstead Conservation Area. CRASH consider the application building, being a period building deserves a higher standard of design. <u>Officer's response:</u> Heritage and design effects are assessed in section 3 of this report.			

Site Description

The application site is an end of terrace, three-level dwelling house, part of wider unbroken row of houses built in a matching format typical of a Victorian villa style. Elevations are formed primarily in London stock bricks, with the lower-ground floor, windows and doors generally constructed in white render.

The houses are separated from the street by front gardens, which accommodate light-wells that drop to meet the lower-ground plan.

The front door is accessed by a white rendered staircase, a feature repeated across the length of the row. The property retains many of its original features, though decades of small adaptations and some neglect have allowed elements to fall into disrepair.

Some of the properties on the northern side of Belsize Road have rear extensions of similar proportions to the proposal.

The application site is located within the South Hampstead Conservation Area. The building is not Listed but is described as making a positive contribution to the special character and appearance of the area in the South Hampstead Conservation Area Statement.

The site is located in the Kilburn Neighbourhood Plan Area.

Relevant History

There is no relevant planning history for the application site.

Surrounding sites:

88 Belsize Road:

2017/3187/P - Erection of single storey rear extension to lower ground floor level with roof terrace above with balustrade and replacement of stairs to rear garden; installation of 1 x front and 1 x rear rooflight; repair of existing front, rear and side windows; removal of lower ground floor side door and window. **Granted 25/07/2017**

90 Belsize Road:

2012/4432/P - Erection of a single storey extension to rear elevation at lower ground floor level to existing flat (Class C3). **Granted 18/10/2012**

92 Belsize Road:

2012/1188/P - Erection of a single storey rear extension to existing residential flat (Class C3). **Granted 24/04/2012**

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **A3** Biodiversity

- **D1** Design
- **D2** Heritage

Kilburn Neighbourhood Plan 2023

- CK1: Design Principles

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPH Housing (2021)

South Hampstead Conservation Area character appraisal and management strategy (2011)

Assessment

1. The proposal

The application seeks to undertake alterations and additions to the existing semi-detached dwelling house.

A rear extension is proposed at ground level. Additionally, a roof terrace would be formed over the roof of the extension. The extension would be approximately 1.5m in depth and 3m in width and comprise an extension to the existing lower ground floor living area.

The walls of the extension would be constructed with stucco render. Slimline aluminium glazing and sliding doors would be constructed over a large portion of the rear elevation, and the full extent of the side elevation facing 98 Belsize Road. The extension would be built up to the boundary with 102 Belsize Road.

At the roof level of the extension, an inset roof terrace would be formed. The roof terrace would be offset from the rear of the roof edge and side edge of the roof adjacent to the 102 Belsize Road, by approximately 0.75m. Metal railings would be erected at the edge of the terrace. The remainder of the rear extension roof would include a rooflight and a living/green roof.

At roof level of the existing dwelling, the existing loft would be converted to habitable space (a study), with a new internal access serving as access to the first floor. Three rooflights would be constructed (1 x rooflight on each roof slope)

Revisions

The following revisions have been made to the proposed dwelling house, after concerns were raised by Council Officers:

- The original proposed rear extension was full-width. The rear extension has been reduced in size to be setback from the side elevation flank wall by approximately 0.75m.
- The extent of the roof terrace has been reduced, with the railings now being setback from the rear and western side edge of the rear extension's roof.

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 (Design and Heritage)
- The impacts caused upon the residential amenities of any neighbouring occupier (Residential Amenity)
- Trees and landscaping

3. Design and Heritage

3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policies D1 and D2 are relevant to the application: development should respect local context and character; preserve or enhance the historic environment and heritage assets; comprise details and materials that are of high quality and complement the local character; and respond to natural features. In addition, Policy CK1: Design Principles of the Kilburn Neighbourhood Plan, requires proposals for development to respond to the character of the immediately adjacent area within which it is located, defined in terms of heights, scale, massing and relationship with the street.

3.2. The Conservation Area statement states the following in respect to rear extensions:

“...alterations and extensions to the rear elevations of buildings in the conservation area should respect the historic pattern of development, and preserve the character and historic features of existing buildings. A large number of rear elevations are visible from the communal amenity spaces to the rear and the impact of development on these will be carefully considered.”

“Long, undeveloped rear gardens and private open spaces are central to the character and appearance of South Hampstead conservation area, and their preservation is of paramount importance.”

“...particular care should be taken to ensure that the attractive garden setting of the host building, neighbouring gardens and any private open spaces is not compromised by overly large extensions and areas of hard landscaping.”

- 3.3. In this instance the rear extension would be of a modest size, proportionate to the depth of the existing garden and commensurate with the depth of other existing rear extensions as part of the same group of terraces on Belsize Road (88, 90 and 92 Belsize Road).
- 3.4. The extension has been set in from the flank wall of the existing building, so the bulk and form of the extension is reduced and ensure there is a subtle differentiation between the existing building and the extension. The extension being set in would also more closely align with other existing rear extensions at nearby properties in the same group of terraces.
- 3.5. The extension would be constructed with materials sympathetic to the host building. With regard to the full-height glazing on the rear and side elevations, while these would have a more contemporary form, this is considered to contrast appropriately with the remainder of the rear and side elevations of the building. The replacement of the existing upper ground floor rear elevation window with French doors, would maintain the alignment of the part of the existing upper window to be retained, and would overall maintain the traditional appearance of the building.
- 3.6. With regard to the roof terrace, this would occupy less than half of the extension's roof and the metal railing would be visually permeable and sympathetic to the materiality of the host building. Further, the nearby property at 88 Belsize Road has a rear extension consented with a roof terrace, therefore roof terraces on rear extensions are not uncharacteristic in the wider terrace. Overall, the roof terrace would be a minor element of the building's rear elevation and would be subordinate to both the extension and the existing building.
- 3.7. The proposed extension would not be visible from the public realm, and would remain subordinate to the host building in terms of form and scale, and would allow for the retention of a generously sized garden.
- 3.8. With regard to the rooflights, CPG Home Improvements notes prominent and steep front roof slopes could be visible from long views along the streets and public spaces. In this instance consideration should be given to locating rooflights on the rear slopes. Shallow sloping roofs may be less dominant and therefore could better accommodate rooflights even to front elevations.
- 3.9. The subject building has a shallow sloping roof, which would limit the prominence of the rooflights from surrounding public spaces. The front and side elevation rooflights would be the two most visible of the three rooflights from the public-realm, with intervening trees interrupting views of the rear elevations of the building at roof level, as well as generous separation distances from opposite dwellings to the rear on Goldhurst Terrace. The rooflights would be of modest size and occupy a very small proportion of each roof slope. In addition, the selected rooflight design would minimise the amount of perceived change to the roof slopes, with the conservation style rooflights being designed to more easily integrate within the host building. It is considered the proposed 3 x rooflights (1 x rooflight on each roof slope) is proportionate to the roof form and provides a

balance between ensuring the roof is not cluttered with rooflights, while providing adequate sunlight/daylight and outlook to the proposed loft bedroom.

- 3.10. Overall, the erection of the rear extension and roof terrace, and the loft conversion in particular the installation of proposed rooflights would not cause harm to the character and appearance of the host property and would preserve the character of the surrounding conservation area. 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. The proposals are in accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017.

4. Amenity

- 4.1. 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.
- 4.2. With regard to the rear extension, this would have modest depth generally consistent with the depth of other existing rear extensions as part of the same group of terraces on Belsize Road. Due to the modest depth of the extension and its limited projection above the existing boundary wall shared with 102 Belsize Road, the extension would not cause an undue loss of sunlight, daylight or affect the outlook or visual privacy of residents at this property.
- 4.3. In terms of the roof terrace, this has been inset from the edge of the roof to limit the extent of possible overlooking over adjacent properties. The inset would also ensure the metal railings did not appear as overly visually dominant to adjacent residents. The roof terrace would not enable any direct overlooking into habitable rooms of adjacent properties. The main views from the terrace would be over the rear garden of the application site.
- 4.4. The proposed loft bedroom would not give rise to overlooking or loss of privacy issues. This is because the rooflights generally being positioned at or above eye level for occupants of the bedroom, limiting the extent to which occupants could have views over neighbouring properties.
- 4.5. Given the modest size of the rooflights at both the loft level and of the rear extension, and the nature of the site being within a built-up urban area, the rooflights would not cause harmful light spill.
- 4.6. In terms of internal amenity, the proposed bedroom would be adequately dimensioned to function as a useable habitable space. The proposed loft rooflights would also provide adequate sunlight, daylight and outlook to the bedroom.
- 4.7. In summary, the rear extension and loft conversion of the loft to habitable space is not considered to cause any harm to neighbouring amenity.

5. Trees and landscaping

- 5.1. Policies A3 and D1 advise that the Council seek to protect gardens and resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value.
- 5.2. The proposal would not result in the removal of any trees but would involve the removal of a small area of garden space. The area of garden space to be lost is relatively small in the context of the large garden area at the rear of the site to remain, and noting that none of the mature specimen trees at the rear of the site would need to be removed. Overall, a sufficient proportion of the existing of the garden area would be retained ensuring that there will continue to be a useable

amount of garden space for the occupiers and the garden setting is still retained.

- 5.3. In addition, a green roof is proposed on the part of the rear extension's roof not occupied by the terrace and rooflight, to help improve and increase biodiversity.
- 5.4. A condition would be attached requiring the details of the green roof to be submitted to the Council.
- 5.5. In light of the above, the proposed scheme is considered to have an acceptable impact on the biodiversity of the site.

6. Recommendation

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 18th September 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: 2023/2550/P
Contact: Brendan Versluys
Tel: 020 7974 1196
Email: Brendan.Versluys@camden.gov.uk
Date: 12 September 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Brian O'Reilly Architects
31 Oval Road
Camden
NW1 7EA
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
100 Belsize Road
London
NW6 4TG

Proposal:

Erection of a ground floor rear extension with roof terrace, replace existing rear elevation upper ground floor window with French doors, loft conversion to provide additional residential space (study) to the dwelling house including installation of 3 x rooflights

Drawing Nos: 561-100-E; 561-101-E; 561-102-E; 561-103-E; 561-200-E; 561-201-E; 561-300-E; 561-101-P, rev B; 561-200-P, rev B; 561-201-P, rev B;

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 561-100-E; 561-101-E; 561-102-E; 561-103-E; 561-200-E; 561-201-E; 561-300-E; 561-101-P, rev B; 561-200-P, rev B; 561-201-P, rev B; 561-300-P, rev B; 561-103-P, rev A; 561-102-P, rev A; Design and Access Statement, dated June 2023

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 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of the upper ground floor, rear elevation French doors (including jambs, head and cill);

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 and CK 1 of the Kilburn Neighbourhood Plan.

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.

- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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