



INTRODUCTION

This application seeks permission for:

1) a ground floor terrace above previously approved extension ref. 2023/0607/P

The site is situated in the London borough of Camden and is on the boundary of the South Hampstead Conservation Area which was designated in 1988. The subject site is not a listed property but has been identified as a positive contributor to the conservation area.

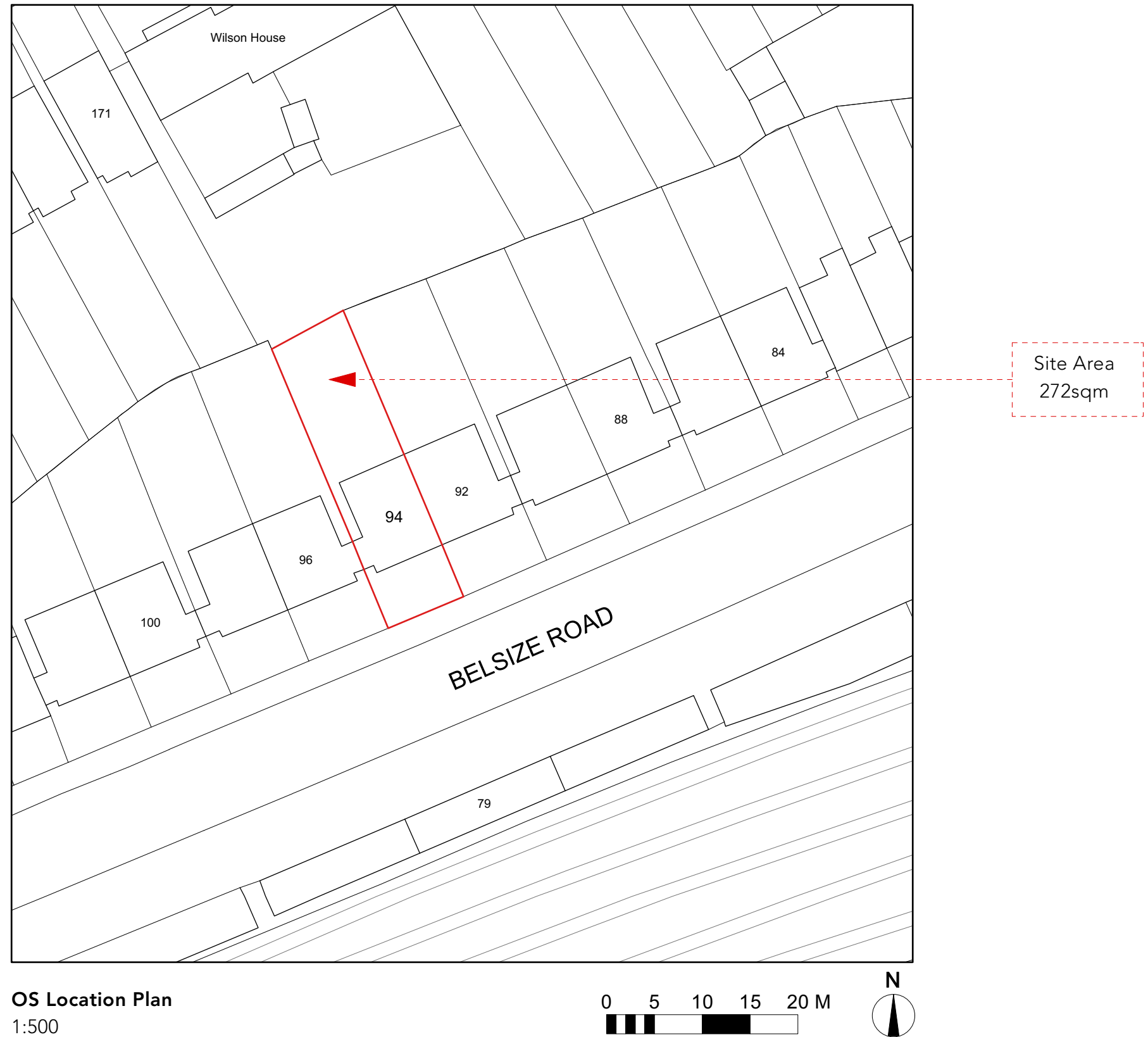
The previously approved extension (ref.2023/0607/P) improves and extends the lower ground floor to provide a more spacious family room, a large study and a utility room. The current proposal aims to utilise the roof of the approved lower ground extension by having an accessible terrace on top (at the ground floor level) to adapt this home for a modern family. The proposal is not visible from the street and as number 92 has a rear extension on the same storey it completes this semi-detached pair.



Birds Eye View - North
Image taken from Apple Maps
— Site outline

LOCATION

See below for the OS location plan of the subject site.



HISTORY OF THE SITE

The maps opposite show the historical development of the site from 1874 through to 1999. From 1874, particularly to the north of the subject site, major residential development occurred up until 1920 where most sites were at capacity. The gardens to the rear of Belsize Road followed an existing land boundary and line of trees which created small gardens within the middle of Belsize Road and very large rear gardens either side (subject site included).

The junction of Belsize Road and Abbey Road had residential properties wrap around the corner continuing north, but this strip of properties seem to have vanished between 1946 and 1999 but supposedly not due to bomb damage. Instead of these town houses, there are now two large flat towers with surrounding greenery. Now the run of town houses ends at 170 Belsize Road.

To the north of the subject site it can be seen that four plots are of a different building shape/style to the rest on Goldhurst Terrace. From looking at bomb damage maps, these houses were completely destroyed by a bomb and the neighbouring properties also suffered considerable damage. As confirmed by the map from 1950 which shows a large gap to the north of the subject site. The bomb did not affect the subject site and this was most probably due to the large rear gardens to both sides.



Image taken from the Layers of London: Bomb Damage Maps
<https://www.layersoflondon.org/map/overlays/bomb-damage-1945?overlayGroups=eyJlbmFibGVkIjpbImJvbWltZGFtYX0iX0%3D>

1874



Image taken from the National Library of Scotland

1946



Image taken from the National Library of Scotland

1896



Image taken from the National Library of Scotland

1950



Image taken from the National Library of Scotland & Ordnance Survey

1920




Image taken from the National Library of Scotland

1999



Image taken from Google Earth

 Approximate site boundary

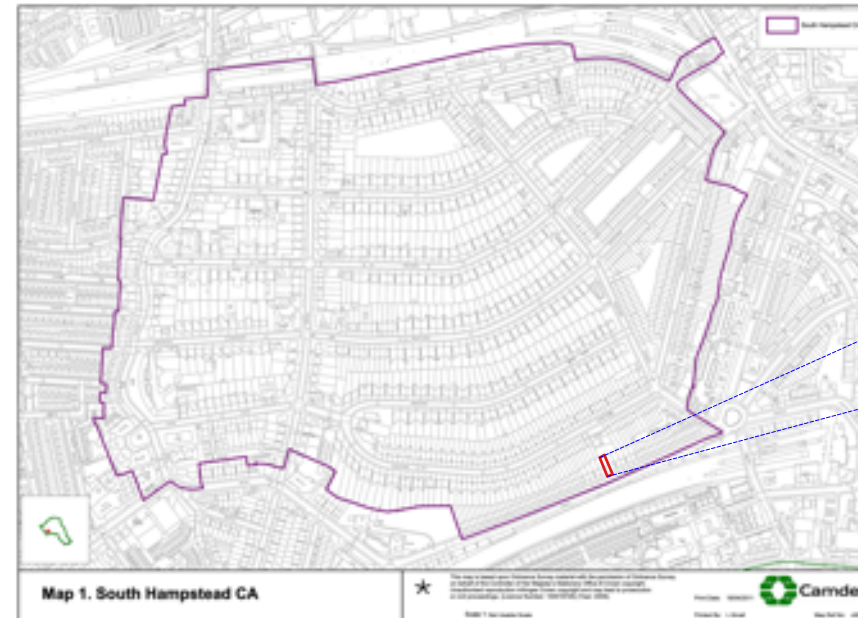
HERITAGE STATEMENT

As previously mentioned, the subject site is on the border of the South Hampstead Conservation Area (CA). This CA was first designated in 1988 and amongst five other CA's that were designated that year. This CA was previously known as the Swiss Cottage CA and was also noted as a CA that was at risk due to the removal of historic features, green front gardens and ornate boundary walls. The name was changed to South Hampstead CA in February 2011 to reflect the historical development of the area and its relationship with Hampstead rather than Swiss Cottage. There has been no boundary revisions since the original designation in 1988. South Hampstead CA borders Priory Road CA to the south west and is in close proximity to West End Green CA to the north and Fitzjohns Netherhall CA and Belsize Park CA to the north-east.

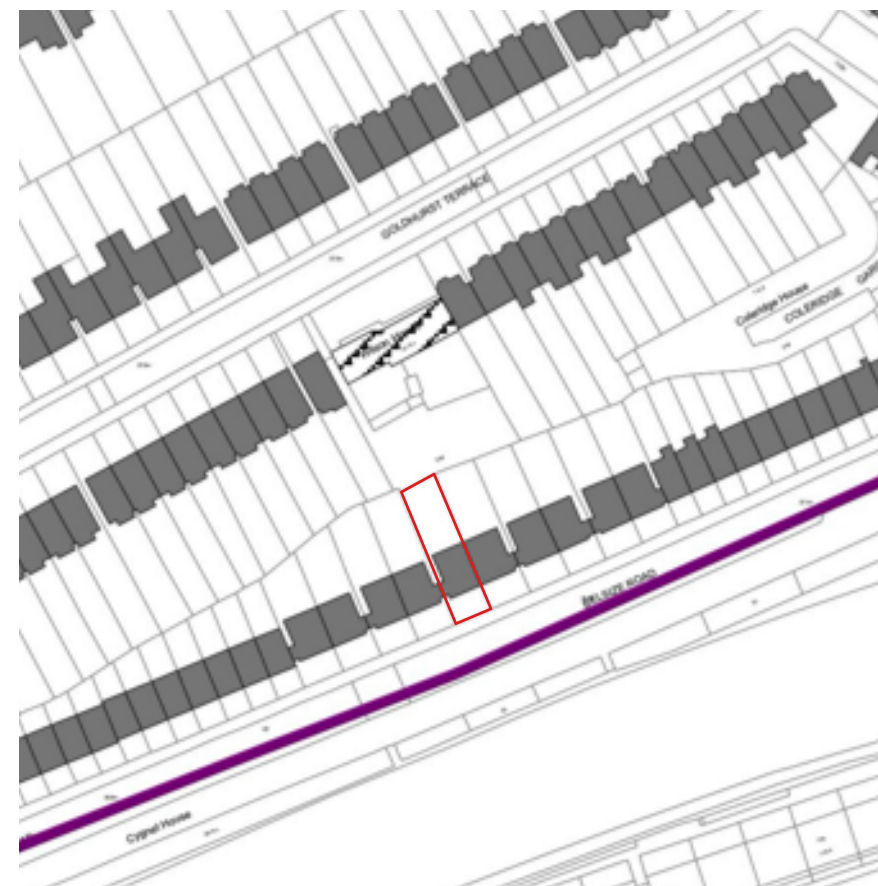
From the South Hampstead CA character appraisal and management strategy (2011), it is noted that the subject site (94 Belsize Road) is a positive contributor to the CA. As can be seen in the map opposite, the subject site (outlined in red) is a positive building as most of the surrounding properties are. To the north of the site (due to bomb damage), Willson House to the north of the subject site is noted as a neutral building to the CA. Belsize Road is within character area 4 of the South Hampstead CA and is noted that it contains 'many superb semi-detached villas'. The area is defined as having notable prominent features such as large front and rear gardens which hugely benefit the residents. The subject site benefits hugely from a large rear garden as well as the neighbouring properties either side. The first edition of the Ordnance Survey of 1871 show that the area was made up of fields, paths and local tracks. From that point the whole area has undergone large urbanisation. It is noted that development ceased around the end of the 19th century bar a few small residential plots.

Many properties in the CA are faced in red brick due to it being very fashionable and yellow stock brick was cheaper so was used for side and rear elevations. But as Belsize Road was constructed earlier than these, the whole building is faced in yellow stock brick. Render was used to emphasise details, the subject site has rendered porches, side infill, staircase, lower ground floor elevation and window surrounds.

The proposed works have been designed to positively affect the subject site and the CA. The proposed works are to the rear of the property and not visible from the public realm. The rear extension will be visible to residents either side of the subject site but due to the large open rear garden, this extension will not detract from the openness and instead complete the semi-detached pair as number 92 Belsize Road has a single storey rear extension of the same proportions as these proposed works.



Extract taken from Map 1. South Hampstead CA



Extract taken from Map 9. South Hampstead CA Townscape



View of Belsize Road from the junction at Abbey Road (north-east) image from: <https://www.flickr.com/photos/tetramesh/8580142184/>



View of Belsize Road looking towards St Marys Church (south-west) image from: <https://www.flickr.com/photos/tetramesh/8230348048/>

LOCATION & AMENITIES

LOCATION

The proposed site lies within the London Borough of Camden and is located within a 5 PTAL zone for transport links. The site is within a short walk to a main high street and public green spaces.

These are the bus stops that are nearby:

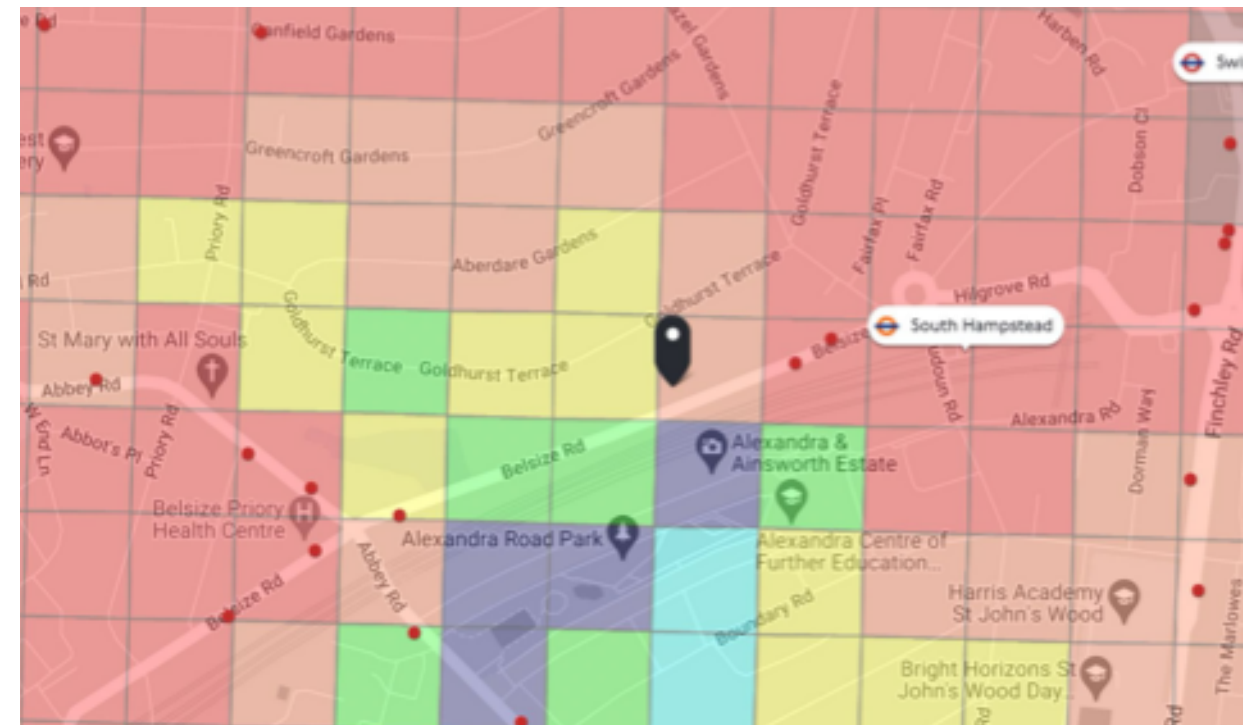
- + South Hampstead Station London Road (Stop L &Y)
- + Abbey Road South Hampstead (Stop M)
- + Belsize Road South Hampstead (Stop G&P)
- + Priory Road South Hampstead (Stop H)

The number 31, 139, 189, N28, N31 buses serve these stops.

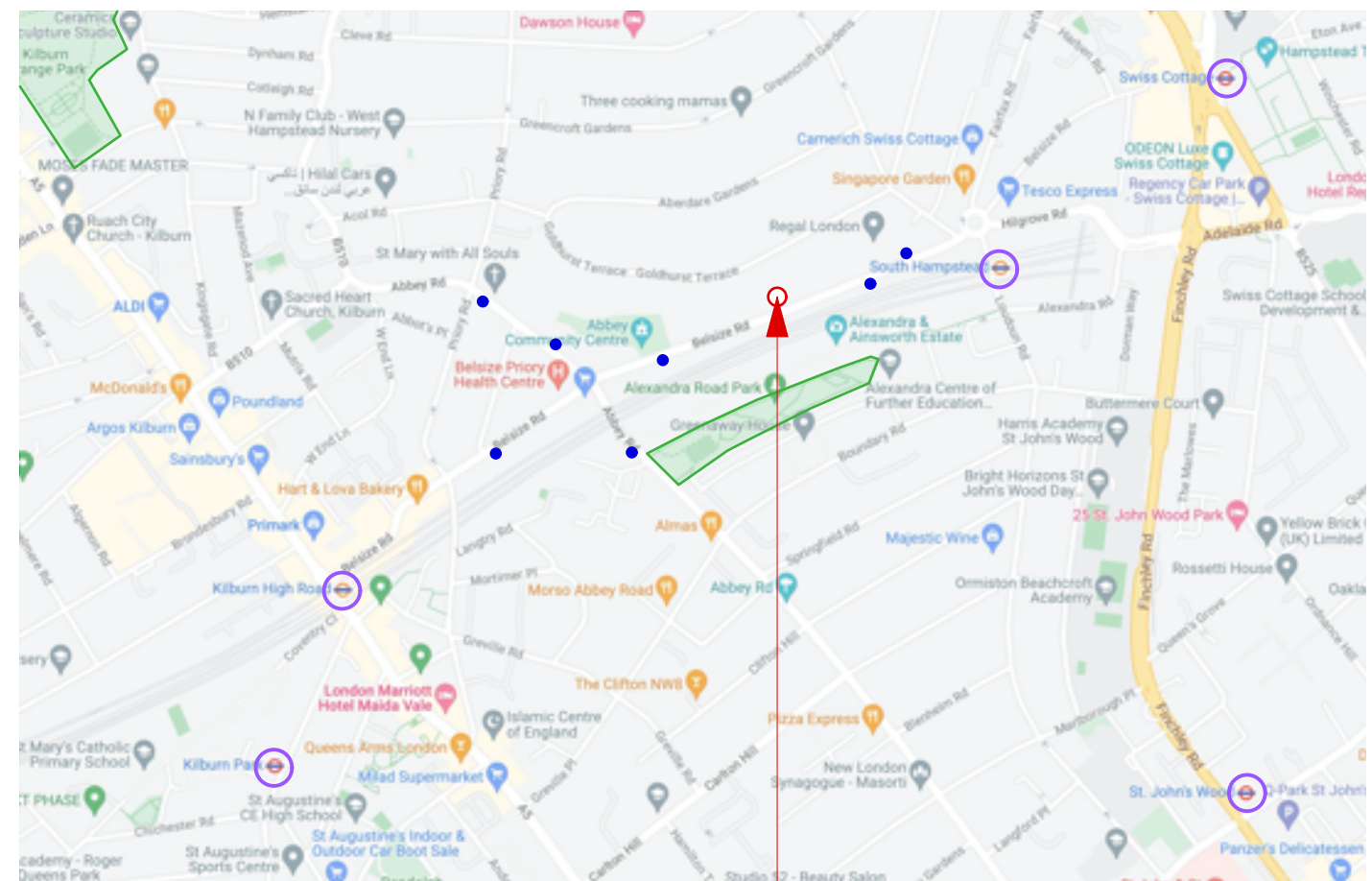
AMENITIES

Many amenities can be found near to the property including:

- Restaurants
- Supermarkets
- Banks
- Cinema
- Schools
- Launderette
- Library
- Gym
- Cafes
- Pubs
- Bars
- Pharmacies
- Cashpoints
- Churches



<https://tfl.gov.uk/info-for/urban-planning-and-construction/planning-with-webcat/webcat?Input=nw6+4tg&PlaceHolderText=eg.+NW1+6XE+or+530273%2C+179613&type=Ptal&zoomLevel=15>



the site

PLANNING HISTORY

Below shows the planning history of the subject site and relevant surrounding properties.

94 Belsize Road (subject site)

Year of Decision	Application Reference	Decision	Proposal
2023	2023/0607/P	Granted	Erection of single storey lower ground rear extension

92 Belsize Road (neighbouring property)

2012	2012/1188/P	Granted	Erection of a single storey rear extension to existing residential flat (C3).
1979	27810	Granted, conditional	Change of use including works of conversion to provide self contained dwelling units on basement and ground floors.

Examples of nearby single storey rear extensions on Belsize Road

2020	76 (Flat A)	2020/0816/P	Granted	Erection of a single storey rear extension.
2017	88	2017/3187/P	Granted	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.
2012	90 (Flat A)	2012/4432/P	Granted	Erection of single storey rear extension to rear elevation at lower ground floor level to existing flat (C3).
2012	108A	2012/0748/P	Granted	Erection of single storey rear extension (Class C3)
2012	92 (Flat A)	2012/1188/P	Granted	Erection of a single storey rear extension to existing residential flat (C3).

From this planning search it can be seen that the strip of 5 semi-detached properties (where the subject site is located), three of these have single storey rear extensions. Number 88 and 90 have adjoining rear extensions and number 92 which is adjoined to the subject site. From researching on Google Earth, number 84 does also have a large rear glass conservatory, details of number 84 could not be found on Camden's planning search but this extension can be seen from 1999 onwards.

PROPOSAL: materials

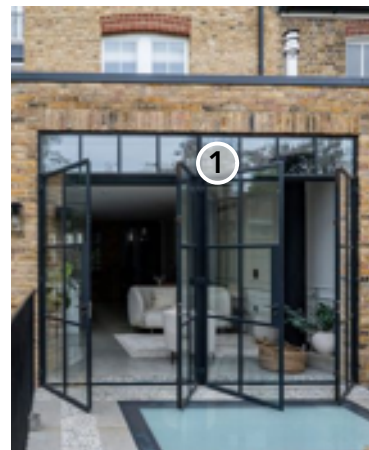
The proposed rear extension has been designed to compliment the existing building while creating a modern addition. The rear extension is proposed to be clad in yellow stock brick which will match the original building. A band of stacked soldier bond has been proposed to be used as a brick lintel on the proposed extension to compliment the existing house, whilst a common bond is used on the rest to match with the original building.

The double door and sidelights are proposed to be crittall style and metal framed sash windows.

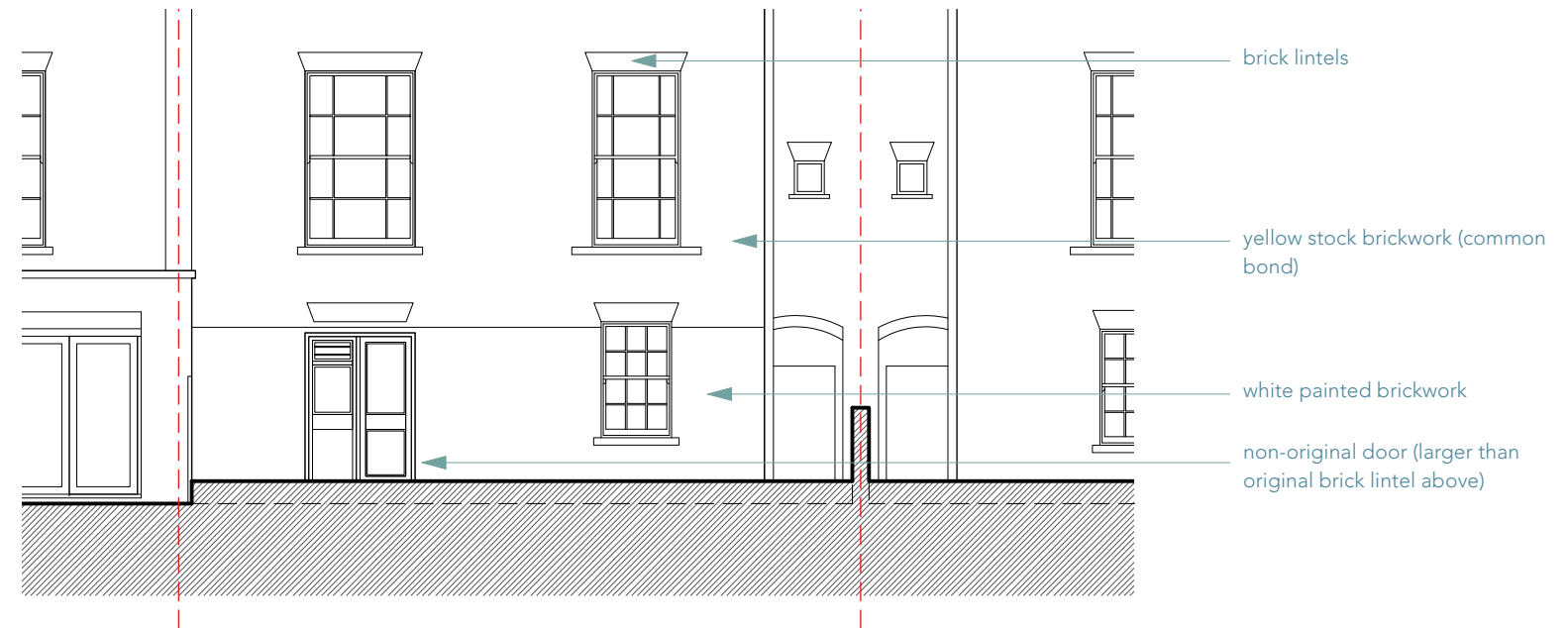
Above described lower ground rear extension has already been approved, application reference: 2023/0607/P. The current application seeks permission for the same, previously approved, extension with addition of a terrace and railings on top.

The terrace is proposed to be over the approved extension and at the ground floor level with metal railings running along the perimeter. The decking on the proposed terrace is to be timber and supported by the deck mushrooms. The door to the terrace is proposed to be white painted timber framed double door with fanlight which compliments the existing timber framed doors and windows.

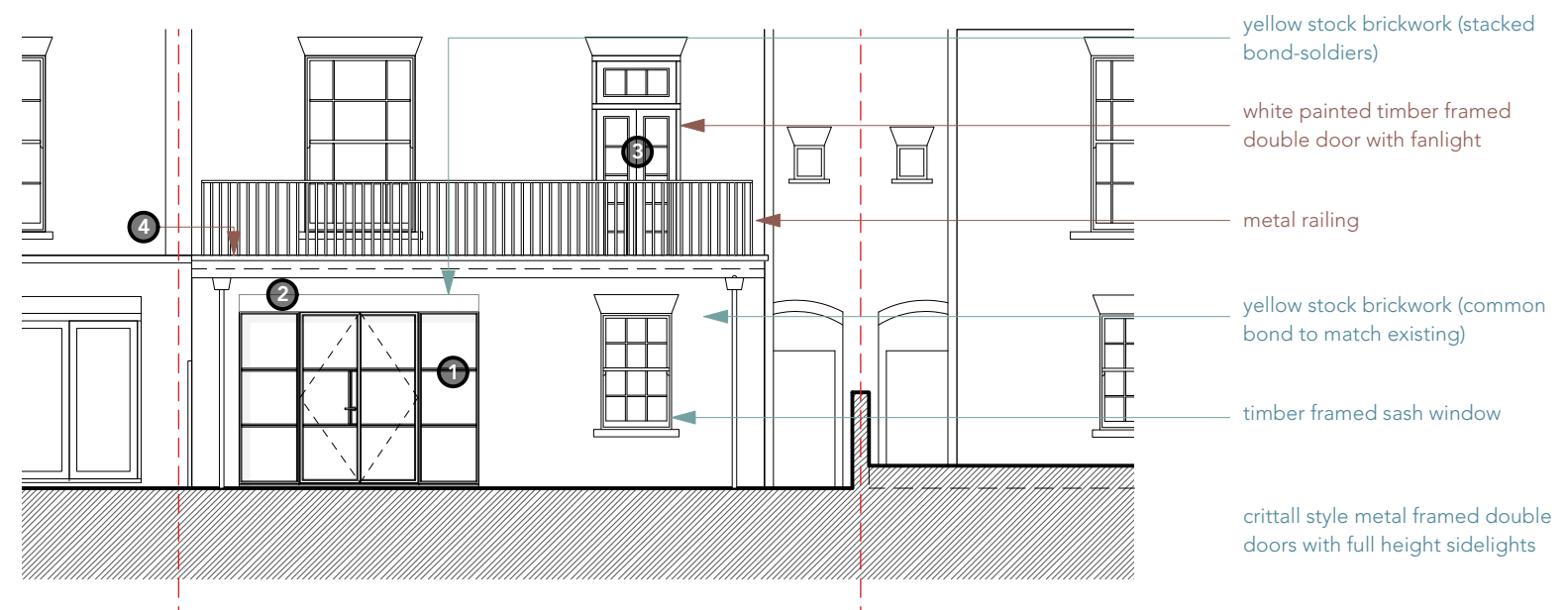
Precedents of similar materials/features



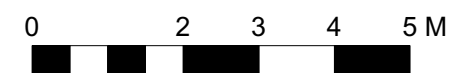
Note: 1 and 2 have been previously approved - ref. 2023/0607/P



Existing Rear Elevation
1:100



Proposed Rear Elevation
1:100

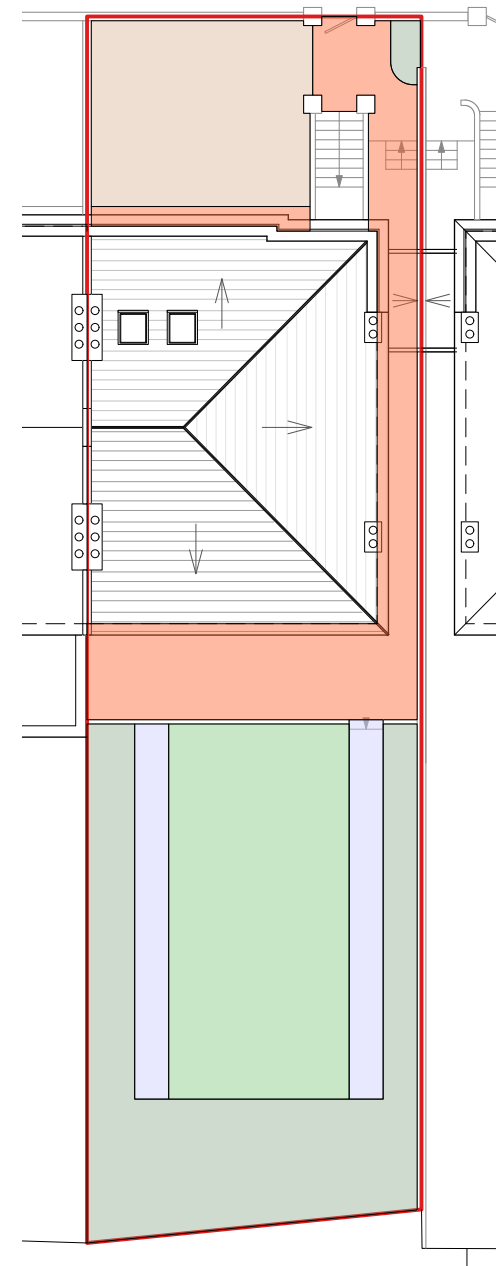
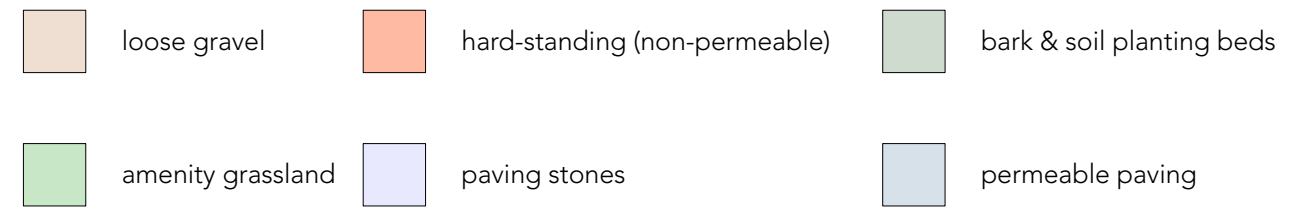


PROPOSAL: site plan

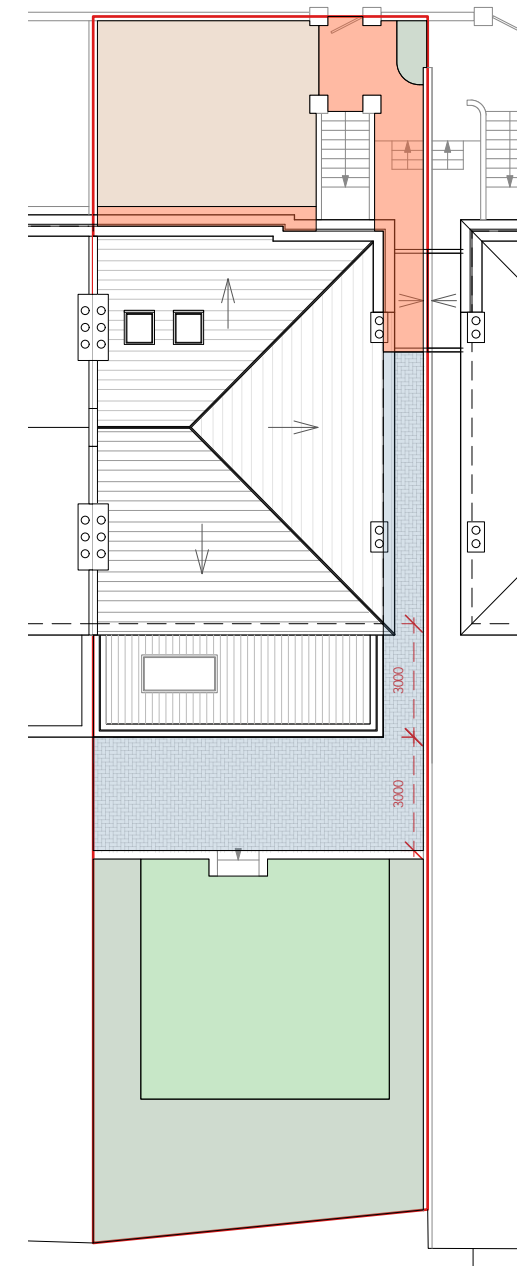
Adding a terrace above the approved extension have no impact on the overall site plan of the property.

The existing front garden consists of small hedges, gravel and hardstanding for the front lightwell, front path and side access. Towards the rear, the existing boasts of a large garden with bark and soil plant beds either side and towards the end of the garden.

As part of the previously approved extension, permeable paving replaces the hardstanding along the side access and forms the patio that wraps around the extension. A 9.7m garden is kept to the rear of the property for the family to enjoy and to retain the openness of these rear gardens. The overall proposal compliments the neighbouring property at number 92 who also has a patio to the rear of their rear extension.

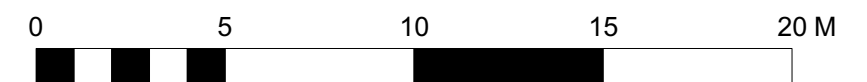


Existing site plan



Proposed site plan

previously approved ref. 2023/0607/P



MATERIALS

+ External walls: yellow stock brick to match the existing house (previously approved ref.2023/0607/P)

+ Windows/doors: metal framed crittall style windows/doors (previously approved ref.2023/0607/P), a timber sash window (previously approved ref.2023/0607/P) , a white painted timber framed door with fanlight

+ Other: metal railing and timber decking with deck support mushrooms for the ground floor terrace

All materials proposed are aimed to compliment the existing property whilst also creating a modern addition.

BICYCLES

Bike storage is to remain as existing.

REFUSE

Refuse storage is to remain as existing.

ACCESS

Access to the property remains as existing.

SEWER CONNECTIONS

All foul and storm drainage will be connected to the existing drainage routes on site.

FIRE STRATEGY

The proposal has considered the safe egress of occupiers within this proposal in case of an emergency. Please refer to the fire strategy that accompanies this application.

SUMMARY

In summary, we believe this is a well considered proposal which we believe should be supported due to the following planning reasons:

+ The proposal has been designed to respect the character and appearance of the existing house, neighbours and the South Hampstead Conservation Area.

+ The proposal has taken an opportunity to upgrade the previously approved extension to have an accessible terrace above therefore boosting the quality of the property.

+ The proposal is not considered to pose any significant impacts to the street scene, surrounding buildings or conservation area.