



Planning and Heritage Statement

81b Belsize Park Gardens & 24 Lambolle
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TABLES

Table 1 – Planning History Error! Bookmark not defined.

APPENDICES

Revision	Description	Originated	Checked	Reviewed	Authorised	Date
A	Draft	CB		BM		1/9/23
B	Draft	CB		BM		13/9/23
C	FINAL	CB		BM		04/12/23
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1.0 INTRODUCTION

- 1.1 DWD have been instructed, on behalf of 81 Belsize Park Gardens Ltd, to submit an application for full planning permission to the London Borough of Camden ("**Council**") for development at 81b Belsize Park Gardens and 24 Lambolle Place, London NW3 4NJ (the "**Site**").
- 1.2 The 'Proposed Development' is as follows:

"Change of use of ground floor from F1 (Educational Use) to C3 (dwellinghouses) to provide 1x 1no. bedroom unit and 1x 2no. bedroom unit, installation of skylight in rear flat roof, and installation of 3no. windows to the southeast ground floor elevation".
- 1.3 The Proposed Development would contribute to the housing stock in Camden, through the change of use of the ground floor of the building which has residential uses on the upper floors and is located within a predominately residential area. It is proposed that the change of use will provide of 1x 2no. bedroom unit at 81b Belsize Park Gardens and 1x 3no. bedroom unit at 24 Lambolle Place.
- 1.4 The ground floor is currently occupied by the Fine Arts College ("**Fine Arts**") and is part of the Dukes Education Group of schools. The Fine Arts have occupied the Site since 1988 and although the units initially met the needs of the school, the Fine Arts have since expanded and the Site no longer provides sufficient quality teaching facilities due to access and layout problems. The Fine Arts' lease will expire on 27th June 2025 and the school is therefore looking to move to the adjacent site, 81 Belsize Park Gardens, subject to planning ref: 2023/3407/P .
- 1.5 No. 81 Belsize Park Gardens is adjacent to the Site and has been vacant for the last 6 years following the closure of the Springhealth Leisure Club in January 2017. No.81 is significantly larger than the Site and provides an excellent opportunity for the Fine Arts to expand to meet growing demand and would enable the school to secure their position in the local area as they would be the freehold owners of the site. The relocation of the Fine Arts to No.81 (subject to planning permission), means No.81b Belsize Park and No.24 Lambolle Place are no longer needed for educational uses and the optimum alternative use is residential.
- 1.6 This Planning and Heritage Statement will set out the context of the Site; provide a detailed description of the Proposed Development; and provide an assessment of the proposal against the relevant Planning policy.

Submission Documents

- 1.7 In addition to this document the following documents are submitted:

- Application Form;
- CIL Form;
- Drawings prepared by TG Studio Ltd;
 - Site Plan, drawing number: 273 P-100 Rev 1
 - Existing Ground Floor Plan, drawing number: 273 P-200 Rev 1
 - Existing Ground Floor Elevation 1, drawing number: 273P-210 Rev 1
 - Existing Ground Floor Elevation 2, drawing number: 273P-211 Rev 1
 - Existing Ground Floor Elevation 3, drawing number: 273P-212 Rev 1
 - Proposed Ground Floor Plan, drawing number: 273P-300 Rev 1
 - Proposed Ground Floor Elevation 1, drawing number: 273P-340 Rev 1
 - Proposed Ground Floor Elevation 2, drawing number: 273P-341 Rev 1
 - Proposed Ground Floor Elevation 2, drawing number: 273P-342 Rev 1
 - Proposed Roof Plan, drawing number: 273 P-343 Rev 1
- Design and Access Statement, prepared by TG Studio Ltd;
- Daylight and Sunlight Assessment, prepared by Rights of Light Ltd;

2.0 SITE LOCATION AND CONTEXT

Site Location

- 2.1 The Site is located in Belsize Park in the northern part of the borough and within the Belsize Park Conservation Area.
- 2.2 The Site is located on the corner junction of Lambolle Place and Belsize Park Gardens. The area surrounding the Site consists of predominantly residential. To the north-east on the opposite side of Belsize Park Gardens are a pair of stand-alone semi-detached, 2 storey residential dwellings; to the south is part 3 storey residential dwellings and a mews development 'Lancaster Stables'. Lancaster Stables is a private road and access is via controlled barrier from Lambolle Place. To the south-west is a small triangular-shaped private garden enclosed by residential dwellings along Belsize Park Gardens, Eton Avenue and Eton Garages.
- 2.3 The Site has a Public Transport Accessibility Level (PTAL) of 3, which is considered a good level of public transport. It is located approximately 650 m from Belsize Park Station and 990 m from Chalk Farm Tube Station.
- 2.4 The Site is located in flood zone 1 and is therefore not considered to be at risk of flooding.
- 2.5 The Site is located 850 m from the Swiss Cottage Town Centre and approximately 155 m from England's Lane Neighbourhood Centre.
- 2.6 The Site is not situated within the setting of a listed building nor any ancient monuments. The nearest heritage asset is a Grade II Listed Washington Public House located 140 m south on England's Lane.

Site Context

- 2.7 The Site comprises the ground floor of a L-shaped 4 storey building which is divided between two addresses - 81b Belsize Park Gardens and 24 Lambolle Place. There are six residential flats on the first, second and third floors, each comprising 3 bedrooms. The dormer windows serving the flats on the third floor are not visible from Belsize Park Gardens; however they can be seen on the southern elevation from Lancaster Stables. The flats current access point is via a staircase in the entranceway to 81b Belsize Park Gardens.
- 2.8 The Gross Internal Area (GIA) of the ground floor of the Site is approximately 253.35sqm.

3.0 PLANNING HISTORY

- 3.1 An online search of the Council's website yielded no results for the planning history at No.81b and 24 Lambolle Place.
- 3.2 There are a number of planning applications available online relating to No.81. Since 1984, there have been 10 applications for works relating to building maintenance and enlargement at No. 81. However, half of these applications were refused permission. The reasons for refusal were largely the same for each application and referred to the adverse impact of proposed works to the character of the Conservation Area and to the amenity of neighbouring properties, including obstruction to light, and overlooking.
- 3.3 The application Site is currently occupied by The Fine Arts College which is part of the Dukes Education Group. The school's main campus is located at 41-43 England's Lane, NW3 4YD but the College also currently utilises space at 81b Belsize Park Gardens, 24 Lambolle Place and Lancaster Stables. Dukes Education and the Fine Arts College previously looked at acquiring the adjoining site, No.81 Belsize Park Gardens, in 2018. At that time, a combined pre-application advice, ref 2018/0972/PRE, was sought on the change of use to educational use at No.81 and residential use at No.81b Belsize Park and 24 Lambolle Place. The written advice (dated 12 April 2018) advised that:
- *The proposal would provide two self-contained flats (1 x 2-bed and 1 x 3-bed) at ground floor level of 81b Belsize Park Gardens / 24 Lambolle Place. Such provision would accord with Policy H1 of the Local Plan and would be acceptable subject to it providing an acceptable quality of residential accommodation.*
 - *While the flats would have no outside private amenity space, given that this would be a conversion, this is considered acceptable. Being ground floor properties and with no defensible space directly adjacent to the flat's windows, there is a concern regarding outlook and privacy. Any future planning application should include measures to ensure the flats would enjoy an acceptable level of privacy and a consideration of the outlook from the flats.*
 - *There is a concern that the potential proximity of cars parked in the mews directly in front of the windows would result in poor outlook for the future occupiers of the flats. Any future submission should explain how a satisfactory outlook would be maintained.*

- *The change of use to residential of the ground floor of 81b Belsize Park Gardens would involve a proposed new window facing towards the forecourt of No. 81. It would be positioned in line with the windows above on the first and second floors and would match the existing windows. The design and location of the window is considered acceptable. The material of the window should be timber.*

- 3.4 Subsequently the opportunity for the Fine Arts College to purchase No.81 did not proceed and the College continued to use the ground floor of the application Site.
- 3.5 No.81 came back to the market and the freehold interest was acquired by Dukes Education in 2022. The proposed relocation of the College into No.81 does not form part of this planning application and is covered via a separate planning application ref: 2023/3407/P submitted to the Council on 18/08/2023 and currently awaiting validation.
- 3.6 When the Fine Arts College re-locate to No. 81, they will vacate 81b Belsize Park Gardens, 24 Lambolle Place and Lancaster Stables. This will free up the ground floor of the Site to be used for alternative uses. The existing building is in residential use with self-contained flats on the first, second and third floors. Therefore, the ground floor would be a suitable location for residential use. Prior to this the premises was used as a garage/workshop.

4.0 PROPOSED DEVELOPMENT

- 4.1 This section of the document provides a description of the Proposed Development. This section should be read in conjunction with the drawings listed previously within this document and the submitted design and access statement and technical reports.
- 4.2 The Proposed Development comprises of the following:
- Change of Use of the ground floor from F1 (Educational Use) to C3 (dwellinghouses) to provide 1x 1no. bedroom unit and 1x 2no. bedroom unit, and installation of sky light to rear flat roof and 3no. windows to the southeast ground floor elevation.
- 4.3 This will provide two additional self-contained residential units within the ground floor of the predominately residential building, following the Fine Arts College relocation to the adjoining the building.
- 4.4 The development would provide 1x 1no. bedroom unit at 81b Belsize Park Gardens and 1x 2no. bedroom unit at 24 Lambolle Place.
- 4.5 The existing layout of the site works well for a residential use and therefore limited work is required to enable occupation. Some internal wall openings will be created, and others filled in to provide a high quality of residential accommodation and accommodate an open planned living area. Both units have been designed to exceed the minimum internal space standard requirements to provide high quality living accommodation and both units are triple aspect.
- 4.6 The proposal has considered the comments received during the pre-application stage and provided defensible space at the rear, towards Lancaster Stables. This has created an improved outlook and reduced the potential for overlooking from the mews cul-de-sac.
- 4.7 The only external alteration to the elevation of the building is the proposed installation of 3no. windows on the north-east elevation. The proposed windows will be positioned below the windows on the 1st and 2nd floor towards No.81 forecourt. Consultation has been ongoing with the Fine Arts College, and they are supportive of the introduction of new windows in this elevation. The heritage style timber framed sash windows will match that of the existing windows. The proposed new window will serve the open plan living and dining area in Apartment A to improve natural light into this flat. The proposed windows are shown on drawing reference 273P-340 Rev 1.
- 4.8 For further details on the layout of the units, the reader is directed to the submitted proposed ground floor layout plan reference 273P-300 Rev 1.

5.0 PLANNING POLICY AND ASSESSMENT

- 5.1 This section considers the relevant planning policy framework for the Site and surrounding area, having regard to the development proposals. It considers the statutory development plan, any emerging local policy guidance, and existing and emerging national policy.
- 5.2 In accordance with Section 38 (6) of the Planning & Compulsory Purchase Act (2004), applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise. The adopted Development Plan for the Site is:
- Camden Local Plan 2017 (“**CLP**”);
 - The London Plan 2021 (“**London Plan**”);
- 5.3 In accordance with the National Planning Policy Framework (“**NPPF**”), the policies contained in the NPPF must be taken into account in preparing the development plan and it is a material consideration in planning decisions.
- 5.4 The following Camden Planning Guidance documents (CPGs) are also a material planning consideration:
- Belsize Conservation Area Statement 2003;
 - Design (January 2021);
 - Air Quality (January 2021); and
 - Transport (January 2021)
- 5.5 The relevant policies from the CLP are:
- H1 - Maximising housing supply
 - H4 - Maximising the supply of affordable housing
 - H6 - Housing choice and mix
 - H7 - Large and small homes
 - C2 - Community facilities
 - A1 - Managing the impact of development
 - D1 – Design
 - D2 – Heritage

- CC1 – Climate change mitigation
- CC2 – Adapting to climate change
- CC4 – Air quality
- CC5 – Waste
- T1 - Prioritising walking, cycling and public transport
- T2 - Parking and car-free development

5.6 The relevant policies in the London Plan are:

- GG2 - Making the best use of land
- GG4 - Delivering the homes Londoners need
- S1 - Developing London's social infrastructure
- S3 - Education and childcare facilities
- D6 - Housing quality and standards
- D12 – Fire safety
- D13 – Agent of Change
- H1 - Increasing housing supply
- H2 - Small sites
- H10 - Housing size mix
- SI 1 – Improving air quality
- T2 – Healthy streets
- T4 - Assessing and mitigating transport impacts
- T5 – Cycling
- T6 – Car parking
- T6.1 – Residential parking

Loss of Class F1 Use (Learning and non-residential institutions)

- 5.7 Chapter 5 of the London Plan deals with social infrastructure which includes, amongst other things, education, and community facilities. Policy S1 (Developing London's social infrastructure) only permits the loss of social infrastructure where:
- 1) *"there are realistic proposals for re-provision that continue to serve the needs of the neighbourhood and wider community, or;*
 - 2) *the loss is part of a wider public service transformation plan which requires investment in modern, fit for purpose infrastructure and facilities to meet future population needs or to sustain and improve services."*
- 5.8 Policy S1 further notes in Part G that *"redundant social infrastructure should be considered for full or partial use as other forms of social infrastructure before alternative developments are considered."*
- 5.9 Policy S3 (Education and childcare facilities) only supports the loss of educational facilities where it can be demonstrated that there is no ongoing or future need.
- 5.10 Policy C2 (Community facilities) of the CLP concerns community facilities. Part G of Policy C2 seeks to retain their use unless *"ii. the existing premises are no longer required or viable in their existing use and there is no alternative community use capable of meeting the needs of the local area. Where it has been demonstrated to the Council's satisfaction there is no reasonable prospect of a community use, then our preferred alternative will be the maximum viable amount of affordable housing"*.
- 5.11 Policy C3 (Cultural and leisure facilities) of the CLP concerns the loss of cultural and leisure facilities such as: theatres, galleries and museums. When considering the loss of cultural and leisure facilities the Council will take into account:
- a. *whether the premises are able to support alternative cultural and leisure uses which would make a positive contribution to the range of cultural and leisure facilities in the borough;*
 - b. *the size, layout and design of the existing facility;*
 - c. *proposals for re-provision elsewhere;*
 - d. *the impact of the proposal on the range of cultural and leisure facilities; and*
 - e. *the mix of uses in the area.*

- 5.12 Local Plan paragraph 4.33 notes that *“Hampstead and Belsize Park have a very high concentration of schools where significant issues exist concerning the ‘school run’. We will refuse applications for new schools or the expansion of existing schools in these areas, unless it can be demonstrated the number of traffic movements will not increase”*.
- 5.13 The Fine Arts is at capacity in the current buildings that it occupies and there is significant interest from parents who wish to send their children to the school. The school has outgrown the Site and requires more space to ensure high quality education facilities and to accommodate a larger number of students and staff in future. The Fine Arts College is to re-locate to the adjacent Site to allow for its expansion as the current Site is no longer suitable for the College’s needs and will therefore become vacant.

Alternative Learning and Non-residential institutions

- 5.14 The existing lawful Use Class is Class F1 (Learning and non-residential institutions). Various uses are possible under Use Class F1. These include:
- Schools, Colleges, Universities
 - Art Galleries
 - Museums
 - Public Libraries
 - Public Reading Rooms
 - Public Halls (not local)
 - Exhibition Halls
 - Churches and other religious buildings
- 5.15 The internal layout of the Site is not suitable to the needs of a college, with small classrooms, narrow doorways and step access from each entrance. Historically the Fine Arts College occupied the building as there was no alternative space within close proximity to the England’s Lane campus, however the bespoke Site has always been compromised for teaching.
- 5.16 The internal layout and narrow shape of the Site which led to the re-location of the Fine Arts College would create constraints for alternative schools, museums and public galleries.

- 5.17 Further, the introduction of a new school, following the Fine Arts relocation to the adjacent Site would create an additional school in a predominantly residential area, which would conflict with the Local Plan paragraph 4.33 and in particular Policy A1 (Managing the impact of development).
- 5.18 It is therefore considered that a Class F1 Use is no longer viable at the ground floor of this Site given the above constraints. The most viable use of the Site would be residential in line with the already established residential upper floors.

Principle of C3 Use (dwellinghouses)

- 5.19 Paragraph 122 of the NPPF states that “Planning policies and decisions should support development that makes efficient use of land, taking into account:

a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;”

- 5.20 Paragraph 69 of the NPPF identifies the importance of small sites in meeting the housing requirements of an area.
- 5.21 London Plan Policy GC2 (Making the best use of land) seeks to promote the best use of land and subpoint C states that development must *“proactively explore the potential to intensify the use of land to support additional homes and workspaces, promoting higher density development, particularly in locations that are well-connected to jobs, services, infrastructure and amenities by public transport, walking and cycling”*.
- 5.22 London Plan Policy GG4 (Delivering the homes Londoners need) and H1 (Increasing housing supply) places a need to ensure more high-quality and diverse homes are delivered for all Londoners. Policy H2 (Small Sites) of the London Plan actively supports well-designed homes on small sites to increase contributions to meeting housing needs.
- 5.23 Chapter 3 (Meeting Housing Needs) of the CLP sets out the Councils strategy in regard to increasing the supply of new housing in the Borough. Policy H1 (Maximising housing supply) seeks to exceed the target for additional homes, with a particular priority on self-contained homes in the Borough. subpoint d) notes *“where sites are underused or vacant, expecting the maximum reasonable provision of housing that is compatible with any other uses needed on the site.”*
- 5.24 Policy H4 (Maximising the supply of affordable housing) of the CLP and the Housing CPG set out the Council’s strategy on affordable housing. Where developments have capacity for fewer than 10 additional dwellings, the Council will accept a payment-in-lieu of affordable housing, as set by the Housing CPG. These are expressed as payments per sqm of Gross Internal Area (GIA).

- 5.25 The Site is considered to be a small site within an area of predominantly residential development, close to a local retail centre with good public transport facilities (PTAL 3). The existing building is already in residential use at first, second and third floor. As such, the location of the Site would be suitable for residential use and would not conflict with the established pattern of development.
- 5.26 The change of use of the Site would introduce 2 no. additional self-contained residential units contributing to the housing needs of the borough. The proposed dwellings would be private market tenure, and as such an affordable housing contribution would be secured via Section 106 legal agreement, as set out within the CLP and the Housing CPG. A draft S.106 Heads of Terms is discussed in Section 7 of this Planning and Heritage Statement.
- 5.27 Overall, the principal of residential development on this Site is considered to accord with Chapter 3 of the Camden Local Plan, the London Plan, and the NPPF.

Amenity

Future Occupiers

- 5.28 The proposed new dwellings have been designed to provide high quality flexible living space. Apartment A would have a total GIA of 106.1sqm and Apartment B would have a total GIA of 112.9sqm. Both apartments would significantly exceed the nationally described space standards for minimum gross internal floor areas.
- 5.29 The living areas will consist of a modern open plan kitchen and dining area. In addition, a recessed terrace is proposed with privacy screening and lockable gate as well as soft landscaping. The terrace will also create defensible space within the Mews cul-de-sac.
- 5.30 The bedrooms would exceed the minimum space requirements and have ensuite bathrooms. An office space has been provided in response to the flexibility of modern living and to allow home working requirements.
- 5.31 Where appropriate, obscured glazing has been included to limit any overlooking or privacy issues for both future residents and neighbouring residents. A roof light has been introduced in Apartment B, which will also be obscured, to maximise opportunities for daylight into the existing building.
- 5.32 The relationship between the new proposed windows on the east elevation and the neighbouring Fine Arts College bin/bike storage has been the subject of ongoing discussion between the two applicants to ensure both proposals are implementable. It is proposed that the bin and bike storage is stepped down to below the window cills at the boundary to allow daylight to penetrate the new windows. There will be no direct views from the kitchen/living area into the Fine Arts College

courtyard, and the privacy of the residents will be protected by the bin/bike store. Please see page 13 of design and access statement for further information.

- 5.33 Part M of the Building Regulations applies to new-build dwellings, but does not apply to dwellings created by changes of use or conversions of an existing building. As per paragraph 3.152 of the Local Plan “[Planning conditions] *cannot be applied to a dwelling where step-free access cannot be achieved. Circumstances where a planning condition may be inappropriate include flats above or below the entry level in a building*”. Given the restraints of the existing building – narrow walkways and stepped access - it would not be possible to meet Building Regulation M4(2) and M4(3).
- 5.34 Policy D13 (Agent of change) of the London Plan places the responsibility for mitigating impacts from noise and other nuisance -generating activities or uses on the proposed new noise – sensitive development. For the purpose of this application, both the noise generating use and the noise sensitive use are new development. The Fine Arts College relocation planning application submitted a Noise Impact Assessment, completed by Max Fordham, which includes details of the party wall upgrades and orientation of the rooms to reduce noise break-out through the party wall. It concludes that activity noise is considered to have no significant impact on residential premises opposite. The layout of the proposed Apartment A has positioned the bedroom away from the party wall with the new proposed Fine Arts College to further reduce noise disturbance on a habitable room.
- 5.35 A Daylight and Sunlight assessment (within development), prepared by Rights of Light Consulting, has been submitted as part of this application. The report concludes that the proposed design would create adequate levels of natural light when considered in the context of its urban location.
- 5.36 Overall, the proposal would provide two high-quality residential units with plentiful internal space and private terrace areas. A full schedule of accommodation is provided in the Design and Access Statement and the internal ground floor layout is shown on drawing reference 273P-300 Rev 1.

Neighbouring Impact

- 5.37 The host building is in residential use, and the introduction of residential on the ground floor would create no detrimental impact on the current levels of amenity experienced by the upper floor flats, in terms of noise.
- 5.38 The proposed new windows and new terraces would face on to the front elevations of neighbouring properties in Lancaster Stables or Belsize Park Gardens. As such, it is considered the proposal would create no additional overlooking when compared to the existing conditions.

Transport

- 5.39 CLP Policy A1 (Managing the impact of development) confirms that the Council will resist development that fails to adequately assess and address transport impacts affecting communities, occupiers, neighbours and the existing transport network.
- 5.40 CLP Policy T2 (Parking and car-free development) sets out that all new residential development is to be car-free, including change of uses. confirms that the Council will limit the availability of parking and require all new developments in the borough to be car-free.
- 5.41 CLP Policy T1 (Prioritising walking, cycling and public transport) promotes sustainable transport and confirms that development should provide for accessible, secure cycle parking facilities exceeding minimum standards outlined in the London Plan. Table 10.2 in the London Plan sets out the cycle parking standards for each type of development, which are as follows:
- 1.5 spaces per 2-person 1 bedroom dwelling
 - 2 spaces per all other dwellings
- 5.42 The London Plan supports the above Local Plan approach in Policies T4 (Assessing and mitigating transport impacts), T6 (Car Parking) and T6.1 (Residential parking).
- 5.43 The Proposed Development will be car-free and will not provide any vehicle parking spaces. This will be secured through a S106 agreement, in line with Policy T2 and the Transport CPG.
- 5.44 The scheme incorporates vertical cycle storage for 2 x bicycles within the 2no. bedroom unit and 1 x bicycle within the 1no. bedroom unit. This would accord with The London Plan minimum cycle parking standards within Table 10.2. The cycle storage will be secured within the terrace area of each unit. Due to constraints within the existing building, there is no alternative under-used space to create communal storage for bicycles. It is proposed that a lockable gate as part of each terrace boundary will allow future residents direct access from the street for storage of bicycles as opposed to travelling through the units with the bicycle.
- 5.45 Please see drawing ref. 273 P-300 Rev 1 and the Design and Access Statement for details of the proposed location for cycle storage.

Refuse and Recycling

- 5.46 The existing units within the upper floors of the host building are serviced by bi-weekly refuse/recycling pick-ups to the front of the Site from Belsize Park Gardens. The bins storage is located in the storage shed to the front of No.81 Belsize Park Gardens.

- 5.47 It is expected the new dwellings will also be serviced by the same bi-weekly pick-ups as the existing residential units. The existing dedicated area for the storage is to be retained within the ground floor of the Site. The area has been increased to meet the additional demand of two additional units within the building and is now policy compliant and located wholly within the red line boundary.
- 5.48 New occupiers will be expected to transport waste and recycling to the refuse storage area prior to collection where it will be collected by bin staff and returned. The refuse storage area is located at ground floor and measures 6.8 sqm as shown in drawing ref. 273 P-300 Rev 1.

Sustainability

- 5.49 London Plan Policies SI 1 (Improving Air Quality) and SI 2 (Minimising Greenhouse Emissions) define the strategy set out to reduce carbon emissions in London and improve poor air quality. Developments should be as a minimum Air Quality Neutral and follow the design hierarchy; Be lean; Be Clean; Be Green.
- 5.50 CLP Policies CC1 (Climate Change Mitigation) and CC2 (Adapting to climate change) require all development to minimise the effect of climate change through the energy hierarchy, use of green infrastructure and sustainable design and construction.
- 5.51 The proposal will seek to reduce the emissions as far as is practical and reasonable, in the context that the development is a change of use only and that limited works are being undertaken to the building to facilitate the residential units. The existing building is to be retained and improved where possible as part of the refurbishment.
- 5.52 Energy efficiency measures include improvements to the thermal performance of the windows, the installation of high efficiency lighting and low – flow faucets.

Air Quality

- 5.53 The whole of Camden is an Air Quality Management Area (AQMA) as it does not meet national air quality objectives for nitrogen dioxide (NO₂) and because it is widely accepted that there is no safe level for particulates (PM₁₀ and smaller). The key focus of Policy CC4 (Air Quality) is to improve local air quality by, mitigating the impact of development on air quality and reducing exposure to poor air quality.
- 5.54 In order to tackle poor air quality development proposals should be at least Air Quality Neutral, as set out in London Plan Policy SI 1 (Improving air quality).

5.55 Due to the limited work to the external of the building, it is considered that there will be minimal impact on the surrounding air quality. As such, the proposal is not considered to create any additional impact on the existing air quality, in line with Policy CC4 of the CLP and SI 1 of the London Plan.

6.0 HERITAGE SIGNIFICANCE AND ASSESSMENT

- 6.1 This section could be read in conjunction with the Design and Access statement, which provides a further overview of the proposed design.

Heritage Policy

- 6.2 Any decisions relating to listed buildings and their settings and conservation areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular sections 16, 66 and 72) as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.
- 6.3 Section 16 and 66 requires that local planning authorities shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 requires local planning authorities to ensure that special attention is paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.
- 6.4 Paragraph 194 of the National Planning Policy Framework (NPPF) (2021) states that:
- “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”*
- 6.5 Paragraph 202 of the NPPF states that:
- “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*
- 6.6 London Plan Policy HC1 (Heritage Conservation and Growth) confirms that development affecting heritage assets, including conservation areas, and their settings should conserve their significance by being sympathetic to their significance and appreciation within their surroundings.

- 6.7 CLP Policy D1 (Design) and D2 (Heritage) reflect the London Plan Policy H1 and confirms that the Council will require development within conservation areas to preserve, or where possible, enhance the character or appearance of the area.

History of Belsize Park and 81 Belsize Park Gardens

- 6.8 The Belsize Conservation Area Statement (003) notes:

“...Belsize Park is an area of large scale, imposing semi-detached Victorian Villas of distinct yet uniform appearance. They show elaborate and consistent architectural detail and within the designated boundary there is little to detract from the unity of appearance. Belsize Village is also an area of considerable charm, the particular character of the village being one of the main justifications for designation...”

- 6.9 Within the conservation area there are six sub areas of varying character and appearance. These differences are caused by a combination of the following: land use, the density of development, the scale and style of buildings, their construction materials, the period of development, local topography and the predominance of gardens and trees.

- 6.10 The site falls within the Belsize Park area of the conservation area, which is characterised by the core development of repeated forms of stucco villas, undertaken by Daniel Tidey, whose design gives a strong identity and unity of appearance to the area. The Belsize Conservation Area Statement (2003) notes *“The closely spaced villas maintain a continuous building line and their repeated forms with narrow gaps between give a uniform rhythm to the streets and provide important, glimpsed views. 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.”*

- 6.11 The Belsize Conservation Area Statement (2003) advises that *“Tidey initially leased land for building from Palmer and began constructing Buckland Crescent in 1856, moving on to Belsize Square and Belsize Park Gardens (then St Margaret’s Road) in the early 1860’s”.*

- 6.12 The Belsize Society¹ provide further guidance on the history of the Belsize Park area. Their website advises that *“Tidey aimed to bring the fashionable styles of Kensington and Bayswater to Belsize.*

¹ <https://www.belsize.org.uk/belsizewp/wp-content/uploads/Belsize-Park-History-rvsd-21.pdf>

He built conventional classically styled 8-10 bedroomed semi-detached houses with large porticos and lavish stucco to attract the wealthy middle classes. During the 1850s and 60s he completed about 250 houses in Buckland Crescent, Belsize Square, Belsize Park Gardens, Belsize Crescent and Belsize Terrace. By 1870 tastes had changed and Tidey went bankrupt."

Heritage Significance

- 6.13 The Site's significance in the conservation area is considered to primarily relate to views of its elevations on to Belsize Park Garden. Unlike the residential houses in the surrounding area built by Tidey in the 1850s and 1860s, with large porticos and lavish stucco to attract the wealthy middle classes the subject property is more of a simplified design with minimal window pediments and a simpler ground floor.

Heritage Assessment

- 6.14 The external works proposed for the Site comprises of the introduction of new window openings to the side elevation, as well the creation of recessed balconies within the Mews facing elevation. The new window openings will be of a similar size and design to those already existing on the host building. In line with the Belsize Park Conservation Area Statement, the detailing of the existing windows will be replicated. As the windows are located directly on the party wall, they are required to be 60-minute fire rated to comply with Approved Document B (fire safety). Fire-resistant heritage sash windows are proposed in this location to comply with fire safety requirements and complement the Conservation Area.
- 6.15 These alterations are considered to have a neutral heritage impact to the part of the Conservation Area where the property is located, given the muted design of the host building when compared to the adjacent more lavish dwellings.
- 6.16 Overall, it is considered that the proposed works will support the property's visual appearance on the street, which will preserve and enhance the Conservation Area. The proposed development is considered to be respectful to the local context and character in accordance with London Plan Policy H1 and CLP Policies D1 and D2.
- 6.17 It is considered that paragraph 202 of the NPPF is not engaged, because no harm is considered to arise to the Conservation Area, as a result of the proposed development. However, in the event that paragraph 202 was engaged and less than substantial harm was identified, it is considered that this harm would be considerably outweighed by the public benefits of the proposal including, introducing additional self-contained housing units to the Borough and refurbishing the property and securing its optimum viable use.

7.0 HEADS OF TERMS / PLANNING OBLIGATIONS

7.1 As outline in the Planning Assessment above, it is expected that a S106 Legal Agreement will be entered into between the Applicant and Camden Council as part of the planning permission. At this stage, the full extent of obligations is not known. We have set out below the obligations anticipated at this stage taken from our engagement with the Council and a review of the CLP and Camden Supplementary Guidance. Further engagement on the heads of terms and obligations, will take place during the determination period on the below;

- 1) Affordable housing off-site contribution – securing a payment to cover the additional costs of delivery of off-site contributions.
- 2) Open space contribution
- 3) Car-free developments are secured by S.106 agreements.

8.0 CONCLUSION

- 8.1 The proposed change of use from Class F1 (Learning and non-residential institutions) to Class C3 (Dwellinghouses) at 81b Belsize Park Gardens and 24 Lambolle Place will enable the ground floor of the building to convert into a viable use to meet an increasing demand for housing in the Borough.
- 8.2 The proposal has taken into consideration the site's context and surrounding conservation area and is mindful of the adjoining neighbouring site's current amenity levels. Guidance received from Camden during the pre-application process in 2018, has also been considered as part of the design development. The resulting design reflects the comments and recommendations received in-line with the consultation process.
- 8.3 The Site is considered to be constrained and no longer suitable for continued learning and non-residential institutions.
- 8.4 The Proposed Development fully aligns with local and national planning policies, it will provide contemporary high quality living space with private terrace areas. Further, where possible the proposal has sought to introduce landscaping to the amenity areas to provide a pleasant living environment.
- 8.5 At the heart of the NPPF is the presumption in favour of sustainable development. It is considered that the Proposed Development provides a sustainable form of development, utilising a small site and would deliver high quality self – contained residential units, which will contribute to the Borough's housing stock.