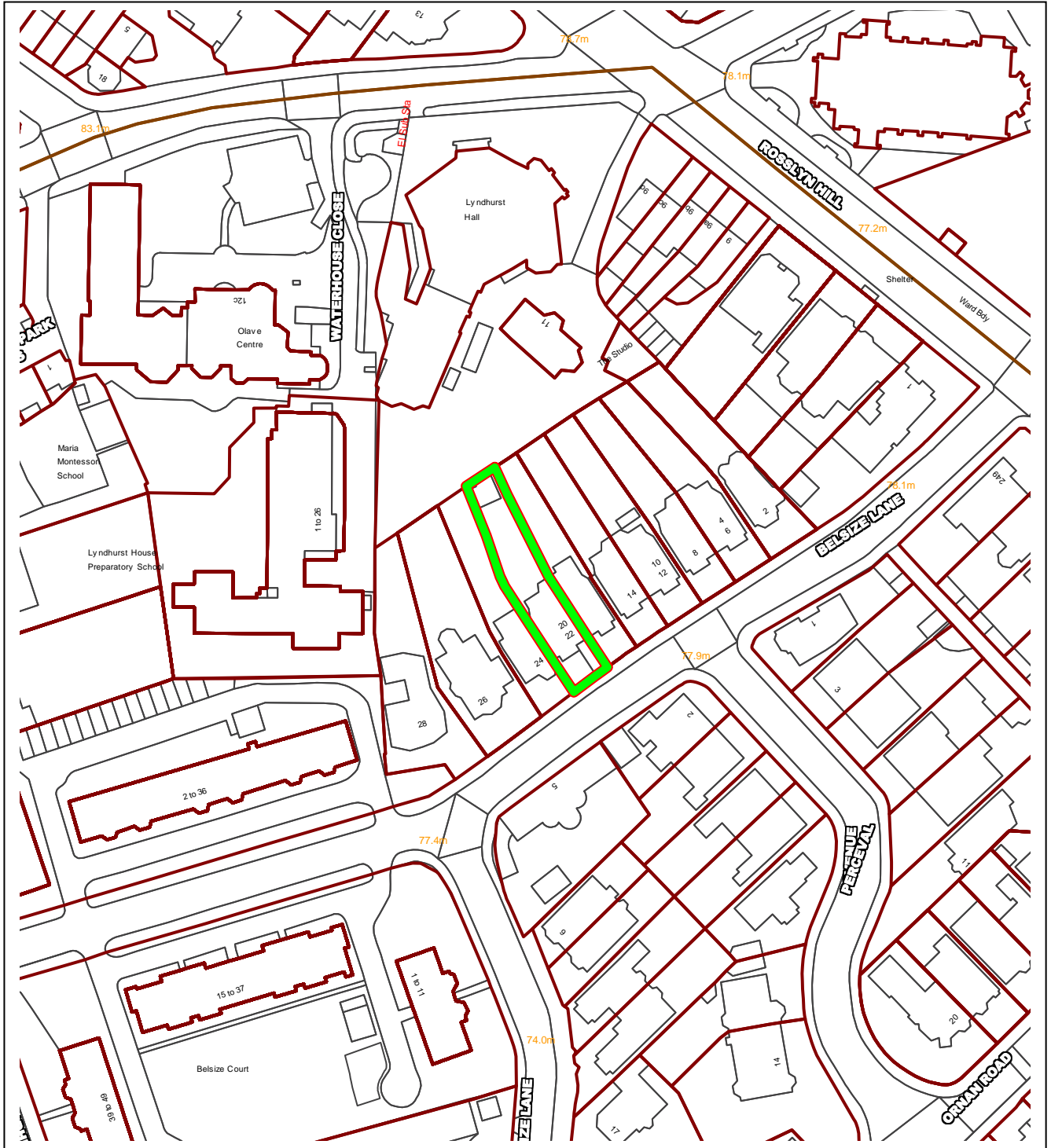


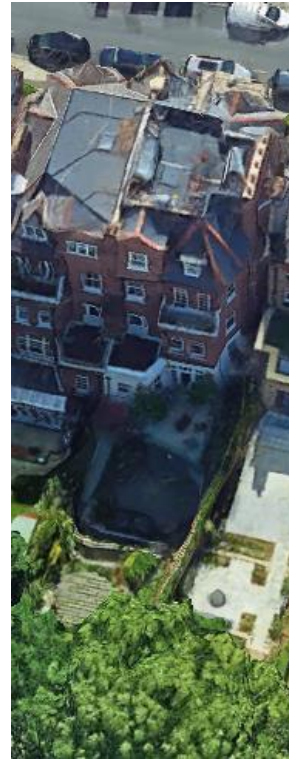
# 2023/4957/P – 22 Belsize Lane



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**Photos for 2023/4957/P – 22 Belsize Lane, NW3 5AB**

1. Aerial view of front (left) and rear (right) of 22 Belsize Lane



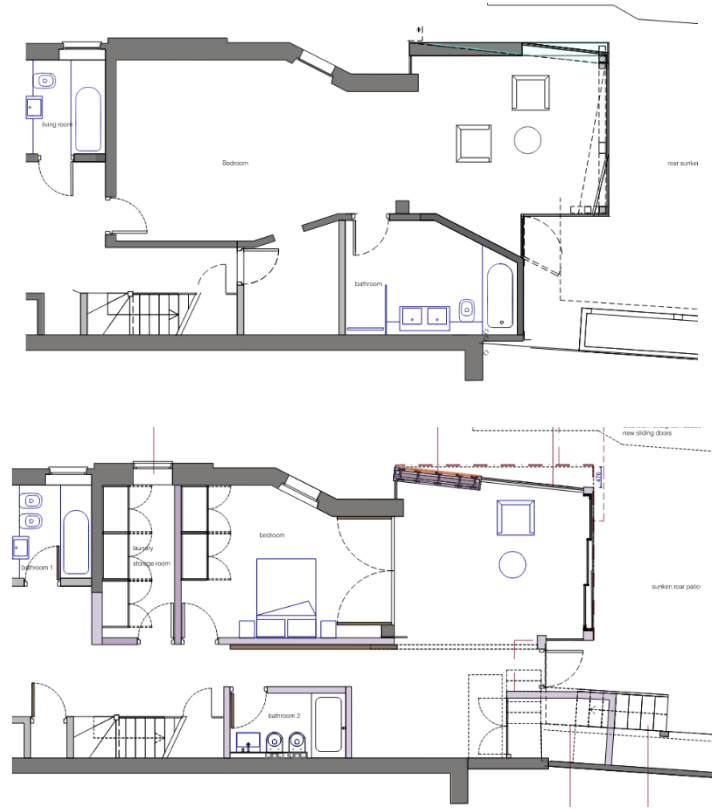
2. Existing view of rear elevation of 22 Belsize Lane



3. Proposed view of rear elevation of 22 Belsize Lane.



4. Existing (top) and proposed (bottom) lower ground floor plan of extension.



5. Existing (top) and proposed (bottom) upper ground floor plan of extension



6. Proposed outbuilding elevations



<b>Delegated Report</b> (Members' Briefing)		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>06/03/2024</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>11/02/2024</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Sam FitzPatrick				2023/4957/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
22 Belsize Lane London NW3 5AB				Please refer to decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Erection of replacement single storey extension at lower ground level and associated alterations to rear elevation including installation of external stairs. Alterations to facade and roof of existing outbuilding facing main building.							
<b>Recommendation(s):</b>		Grant conditional planning permission					
<b>Application Type:</b>		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
<b>Consultations</b>				
Adjoining Occupiers:	No. of responses	<b>00</b>	No. of objections	<b>00</b>
Summary of consultation responses:	<p>Site notices were displayed from 17/01/2024 to 10/02/2024 and a press notice was published on 18/01/2024 that expired on 11/02/2024.</p> <p>No objections were received from members of the public.</p>			
Hampstead Conservation Area Advisory Committee	<p>An objection was received from the Hampstead Conservation Area Advisory Committee (CAAC), which can be summarised as follows:</p> <ul style="list-style-type: none"> <li>The choice of colour is not liked as there is no need in rear garden, it is unrelated to local features, and is not harmonious with the area;</li> <li>The colour proposed could set precedent for a 'different' appearance, resulting in a growth of 'differences' unrelated to context.</li> </ul> <p><u>Officer Response:</u></p> <ul style="list-style-type: none"> <li>Please see section 3 of this report for concerns relating to design and conservation;</li> <li>It should be noted that the development resulting in 'differences' is not a material planning consideration.</li> </ul>			

## Site Description

The application relates to a flat located at the lower and upper ground levels of a four-storey property (and attic) located on the north side of Belsize Lane, close to the junction with Percival Avenue. The building is divided into three self-contained flats, which is characteristic of these semi-detached buildings in the area. The site is located within the Fitzjohns Netherhall Conservation Area and is identified as a positive contributor, though is not listed.

## Relevant History

### Application site

**2012/4103/P** – Erection of a single storey garden studio and re-landscaping of rear garden and erection of new timber fence on both boundary sides of residential maisonette (Class C3). **Planning permission granted 02/10/2012.**

**2012/4102/P** – The erection of bin store, alteration of railing to main stairway, boundary alterations and landscaping to front garden (Class C3). **Planning permission granted 08/10/2012.**

**2012/2288/P** – Erection of a single storey rear extension at lower ground floor level including roof terrace and associated glazed balustrade, access staircase plus lean-to extension with rooflight above to lower ground floor level, new French doors as replacement for existing window and replacement refuse storage at front garden to residential maisonette (Class C3). **Planning permission granted 26/06/2012.**

## Relevant policies

### National Planning Policy Framework (2023)

### The London Plan (2021)

### The London Borough of Camden Local Plan (2017)

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

### Camden Planning Guidance

- CPG Amenity (Jan 2021)
- CPG Design (Jan 2021)
- CPG Home Improvements (Jan 2021)

### Fitzjohns Netherhall Conservation Area Character Appraisal & Management Plan (2022)

### Draft Camden Local Plan

The Council has published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

## Assessment

### 1. The Proposal

- 1.1. Planning permission is sought for the erection of a replacement rear extension at lower ground level. The extension would be single storey and would roughly match the dimensions and footprint of the existing extension, with a more regular shape and no substantial increase in massing. The proposal also involves alterations to the façade and roof of the outbuilding located in the rear garden.

### 2. Assessment

- 2.1. The principal considerations material to the determination of this application are as follows:
- Design and conservation
  - Amenity

### 3. Design and conservation

- 3.1. The Council's design policies aim to achieve the highest standard of design in all developments. Local Plan Policy D1 (Design) aims to ensure that all developments are of the highest standard of design and respect the context, character, setting, form, and scale of the neighbouring buildings and local area. Policy D2 (Heritage) states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.
- 3.2. The Camden Planning Guidance on 'Design' states that development, including extensions, should be designed to a high standard and should consider the character, design, and scale of the building and its context. Further to this, the CPG 'Home Improvements' states that extensions should be subordinate to the host building and allow for the retention of a reasonably sized garden.
- 3.3. The Fitzjohns Netherhall Conservation Area Character Appraisal and Management Plan states that extensions should be subservient in height, scale, massing, and set-back. The document also states that extensions "*should complement and be unobtrusive to the existing landscape and townscape character of the Area*".

- 3.4. The existing rear extension was granted planning permission in 2012, and consists of large glazing panels framed with black steel and arranged in an irregular shape, resulting in a contemporary appearance. The proposed extension would be approximately the same dimensions and footprint as the existing extension; it would be single storey with an approximate height of 2.9m, width of 3.6m at its thinnest and 4.0m at its widest, and depth of 4.6m. Unlike the existing extension, which has irregular elevations that result in angled walls, the proposed extension would have a regular shape. The extension would feature a roof terrace above (like the existing structure), and would be constructed of powder coated steel and ceramic glazing, which would all be red in colour. The amount of glazing proposed would be similar to that existing, however is proposed to have a more conventional appearance with aluminium framed sliding doors and windows instead of the existing unbroken panels of glazing, and metal balustrading instead of glass.
- 3.5. The scale and massing of the proposed extension almost exactly matches the existing extension, and would not significantly change the relationship with the host building or rear elevations of the terrace the application site is part of. The proposal would also involve the creation of a new external staircase, but this would only serve as a modest means of access into the existing rear patio area from the upper ground level, and would not significantly add to the existing mass or bulk of the extension. As such, the extension would still be a subordinate addition and would appear as subservient to the host building and row of houses more generally, in line with the Fitzjohns Netherhall Conservation Area statement.
- 3.6. The red colour of the extension is noted to be a bold addition that does result in a visually striking appearance. However, the site of the proposed extension is at lower ground level and due to the mid-terrace location of the property, there is extremely limited public visibility and limited private visibility too. Although the choice of colour was the subject of an objection from the Hampstead CAAC, the materiality of the proposed extension is considered acceptable and would not cause harm to the wider conservation area. It would also have no notable impact on the streetscape given the location and siting of the extension. As such, the principle of the colour choice is not considered to be unacceptable or inappropriate in the context of the site and the wider area.
- 3.7. The Design and Access statement submitted with the application does also note the presence of similar colourings elsewhere in the surrounding area, such as at Belsize Park Underground Station and Royal Mail post boxes. In terms of immediate context this is not readily apparent; however, the colour choice is not considered to cause harm, and as such is acceptable.
- 3.8. The proposal also involves the alteration of the façade and roof of the existing outbuilding, specifically to straighten the elevation facing the rear of the host property and to add a slight pitch to the roof in order to allow for better drainage. The pitched roof would also include clerestory windows that would be very minor in scale and not result in substantial additional glazing.
- 3.9. The alterations to the outbuilding would not significantly change the dimensions of the structure or add to the massing or bulk in any meaningful way. The proposed materiality would be appropriate and the extension would not be considered to be overly dominant in the context of the rear garden or in relation to the host property. As such, the proposed alterations are considered to be acceptable.
- 3.10. 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.
- 3.11. As such, the proposal would not have any detrimental impact on the character and appearance of the property and the wider Fitzjohns Netherhall Conservation Area, and so complies with Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

#### **4. Amenity**

- 4.1. Policy A1 (Managing the impact of development) seeks to protect the amenity and quality of life of Camden's residents by only granting permission to development that would not harm the amenity of communities, occupiers, and neighbouring residents. This includes privacy, outlook, noise, and daylight and sunlight. The Council's guidance contained within CPG 'Amenity'



provides specific guidance with regards to these aspects.

- 4.2. Due to the nature of the proposal in replacing the existing rear extension and roof terrace, it is not expected that there would be any negative impacts on amenity in terms of privacy or overlooking. The extension would not provide any significant opportunities for overlooking into neighbouring habitable space, and indeed would not provide any new opportunities for overlooking beyond what already exists. The new external staircase would be set in approximately 1.2m from the boundary with the neighbouring property. It is modest in size and only intended for access to the rear garden rather than as an amenity space, and the new window would not introduce views into any habitable rooms in the neighbouring property, so there would be no harmful impacts on amenity from either of these additions. Due to the nature of the works to the outbuilding, there would be no negative impacts on privacy or overlooking from this either.
- 4.3. Due to the nature of the proposed works, it is not expected that there would be any significant impacts in terms of daylight and sunlight, noise, or any other areas of amenity.
- 4.4. Therefore, the proposal is not considered to be likely to result in any significant impacts on residential amenity, and would be compliant with Policy A1 of the London Borough of Camden Local Plan.

## **5. Conclusion**

- 5.1. Overall, the proposed development is considered acceptable in planning terms. The replacement extension and other external changes would be appropriately designed and scaled and would ensure the appearance and character of the host building and wider conservation area would not be harmed. The alterations would not be considered to have any harmful or significant impacts on amenity. As such, the proposed development is considered to comply with policies A1, D1, and D2 of the London Borough of Camden Local Plan 2017.

## **6. Recommendation**

- 6.1. Grant conditional planning permission.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 18<sup>th</sup> March 2024, 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2023/4957/P  
Contact: Sam Fitzpatrick  
Tel: 020 7974 1343  
Email: sam.fitzpatrick@camden.gov.uk  
Date: 11 March 2024

**Development Management**  
Regeneration and Planning  
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Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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[www.camden.gov.uk](http://www.camden.gov.uk)

SPATIAL AGENT LTD  
Unit 4, 58 Cleveland Way  
London  
United Kingdom

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## **Full Planning Permission Granted**

Address:  
**22 Belsize Lane**  
**London**  
**NW3 5AB**

# DECISION

Proposal:  
Erection of replacement single storey extension at lower ground level and associated alterations to rear elevation including installation of external stairs. Alterations to facade and roof of existing outbuilding facing main building.

Drawing Nos:  
Design and Access Statement (prepared by Spatial Agent); Location Plan; EX.P.LG-50; EX.P.UG-50; PP.P.LG-50; PP.P.UG-50; EP.EL.N-PH; EP.ELN-50; EP.ELW-50; EP.XT.S-50; EE.OU-50; PP-OU-50.

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:

Design and Access Statement (prepared by Spatial Agent); Location Plan; EX.P.LG-50; EX.P.UG-50; PP.P.LG-50; PP.P.UG-50; EP.ELN-PH; EP.ELN-50; EP.ELW-50; EP.XT.S-50; EE.OU-50; PP-OU-50.

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.

**DRAFT**

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](http://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-planning-decision>.

Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**