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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

SITE AT
1 BELSIZE PARK
LONDON NW3 4PD

PLANNING APPLICATION
BY
GEORG SCHRAUT

PLANNING, DESIGN & ACCESS STATEMENT

DECEMBER 2023

1. INTRODUCTION

- 1.1 This Planning, Design and Access Statement accompanies the planning application by Georg Schraut for the internal alterations and general refurbishment of existing Lower Ground floor front flat, replacement of central front bay window with doors and alterations to existing front garden to provide suitable amenity space for the existing flat.
- 1.2 The application site is an existing studio flat with bathroom and under stairs storage and a gross internal floor area of 35 Sq.m.
- 1.3 The existing front garden is set over 3 levels and is approx 29 Sq.m
- 1.4 This statement, which should be read in conjunction with the application drawings 10643/TP 01 and 10643/TP02, assesses the planning and design merits of the proposal having regard to relevant planning policies and all other material planning considerations, and is submitted to assist Camden Council's ("the LPA") evaluation of the application.

2. THE APPLICATION SITE AND SURROUNDING AREA

- 2.1 The property lies within the Belsize Conservation Area.
- 2.2 The lower ground appears to have been altered in 1957 under planning approval G7/16/2/16523 for conversion of ground and lower ground floors of 1 Belsize Park into a self contained maisonette and consulting, examination and waiting rooms for the use of the occupants of the maisonette.
- 2.3 It would appear that the consulting rooms to the front of the property were converted into a self contained studio flat. The exact date of this conversion is unknown, however the applicant has lived in the adjacent lower ground floor maisonette for over 13 years and the studio flat (application site) has been residential the entire time. It is assumed the conversion too place in the 1990's.

Other local properties with doors to the bay windows may be seen at 1 Buckland Crescent (other side of Lancaster Grove) and opposite at 43 and 45 Belsize Park.

1 BELSIZE PARK



1 BUCKLAND CRESCENT



43 BELSIZE PARK



3. RELEVANT PLANNING HISTORY

3.1 2016/0022/P 10/3/2016 Erection of new refuse store in side garden and erection of side boundary wall to replace existing damaged wall along Lancaster Grove (retrospective).

2011/1925/P 18/07/2011 Amendments including creation of rear lightwell and installation of basement glazing and minor alterations to glazing at ground floor level to rear elevation of side extension to planning permission granted 23/11/09 (2009/4154/P) as amended by planning permission granted 14/06/10 (2010/1493/P) for erection of replacement single-storey side extension including increase in height of part of the street boundary wall and a replacement single storey rear extension to the existing flat, excavation at basement level and relocation of parking bay and crossover on Lancaster Grove. (Retrospective)

2010/4719/P 2/11/2010 Installation of a skylight on the roof of an extension to dwelling as a revision to planning permission granted on 23/11/2009 (ref. 2009/4154/P) for erection of replacement single-storey side extension.

2010/3073/P 29/11/2010

Installation of new doors to existing rear dormer and the erection of railings to create rear roof terrace and re-instatement of timber sash window to the side elevation at third floor level to existing flat (Class C3).

2010/1493/P 14/06/2010 Excavation at basement level to create additional habitable space and relocation of parking bay and crossover on Lancaster Grove as an amendment to planning permission ref. 2009/4154/P dated 23/11/2009 for erection of replacement single-storey side extension including increase in height of part of the street boundary wall and a replacement single storey rear extension to the existing flat.

2009/4154/P 23/11/2009 Erection of replacement single-storey side extension including increase in height of part of the street boundary wall and a replacement single storey rear extension to the existing flat.

G7/16/2/28382 16/08/1979 Change of use of the second floor and roof space into a self-contained maisonette including works of conversion, erection of a dormer window on the rear elevation and formation of a roof terrace on the side elevation.

G7/16/2/18324 23/05/1974 The erection of a conservatory at the rear of 1, Belsize Park, N.W.3.

G7/16/2/17507 15/11/1974 The erection of a conservatory extension to an existing kitchen dining area at the rear of 1, Belsize Park, NW3.

16747/R 23/08/1973 The addition of a new sash window on the south elevation of 1, Belsize Park, NW3.

G7/16/2/TP3199 18/10/1960 Erection of extension to existing roof over dustbin and coal shed at 1, Belsize Park, N.W.3.

G7/16/2/22311 11/04/1958 Construction of dustbin and coal enclosure at No. 1 Belsize Park, Hampstead.

G7/16/2/16523 01/02/1957 Conversion of the ground and lower ground floors of No.1, Belsize Park, Hampstead, into a self-contained maisonette

4. THE APPLICATION PROPOSAL

- 4.1 Replace the existing lower ground floor front bay window with French doors
- 4.2 Replace side window
- 4.3 New timber boundary fence.
- 4.4 Remodelling of front garden to provide amenity space for lower ground floor front studio flat.

5. CONCLUSIONS

- 5.1 The application proposal would provide quality outdoor amenity space to the existing studio flat.
- 5.2 The proposal has been designed to protect the living conditions of adjacent occupiers. There would be no loss of daylight, sunlight, outlook or privacy for neighbouring occupiers, and the scheme would not intensify use of the site to the extent that there would be a materially harmful increase in noise or disturbance for neighbours.
- 5.3 This practice looks forward to early discussions with the case officer on the merits of the proposal, and to the application being brought forward for approval in due course.