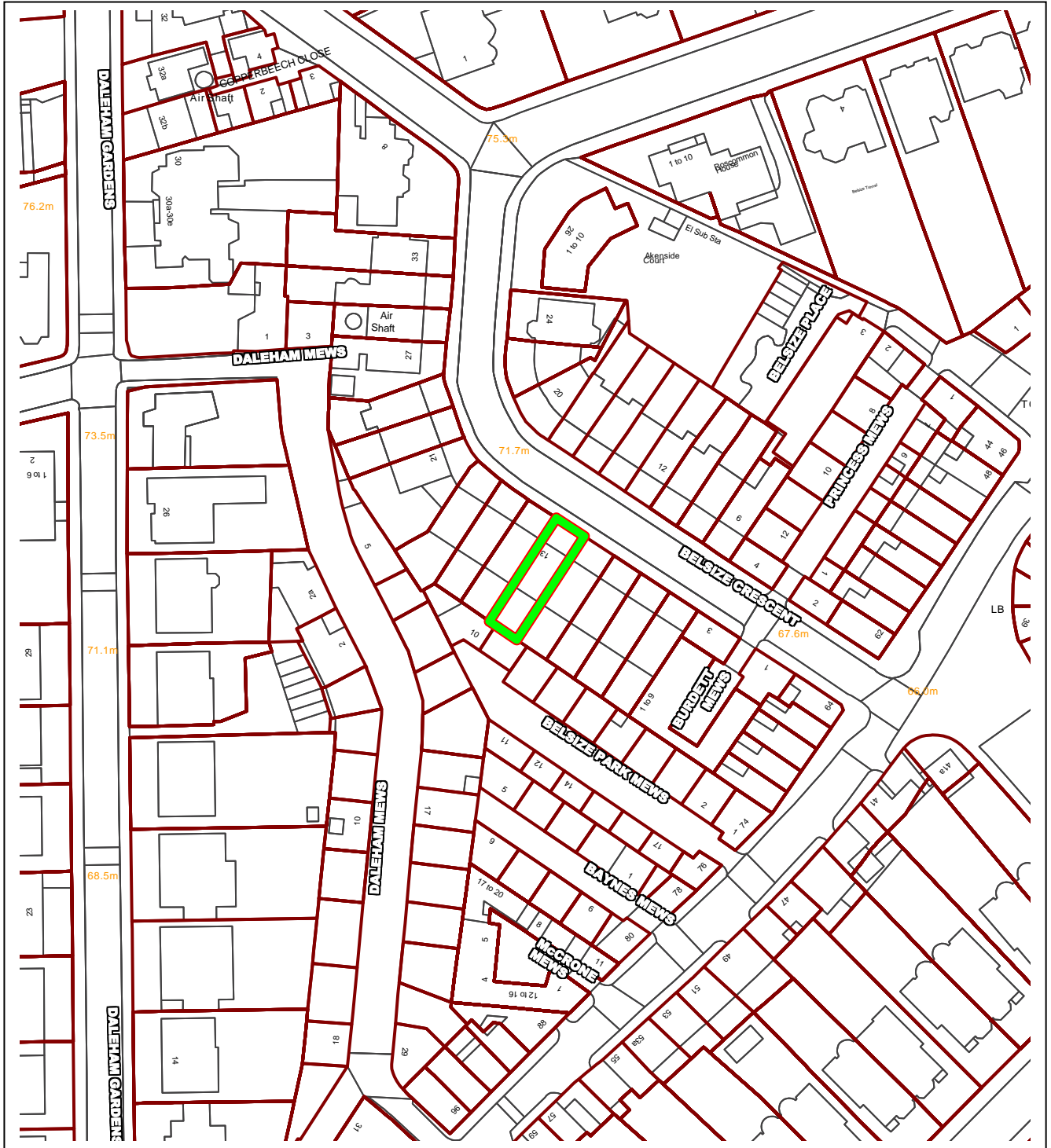


# 13 Belsize Crescent – 2023/0692/P



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### 13 Belsize Crescent: Site Images.

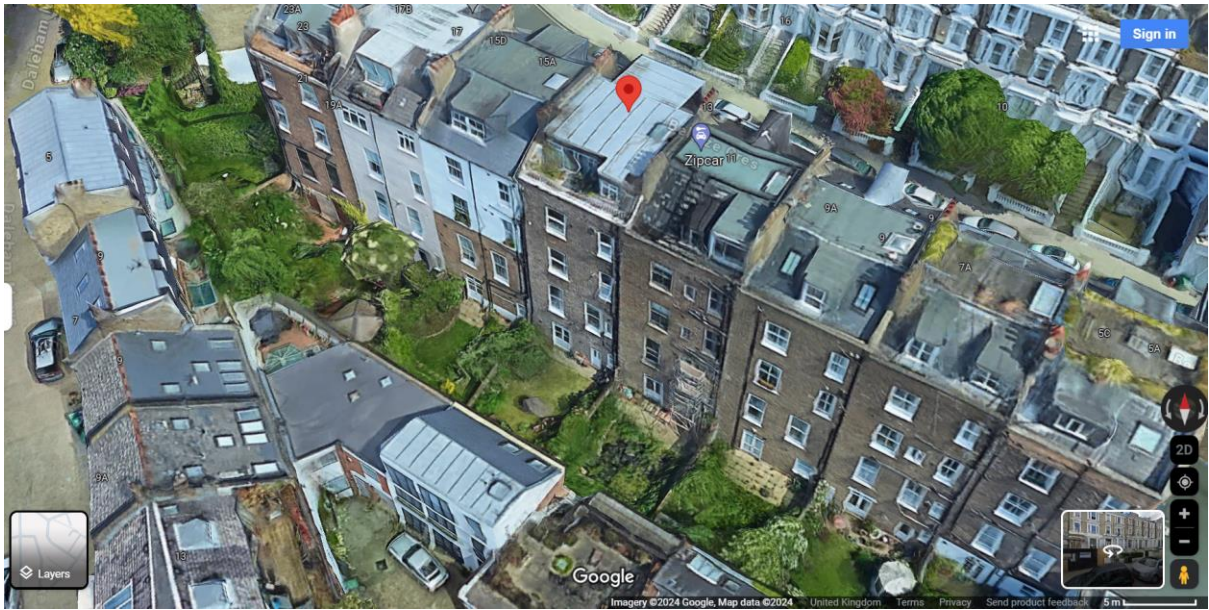


1. Goolgmaps satellite view.

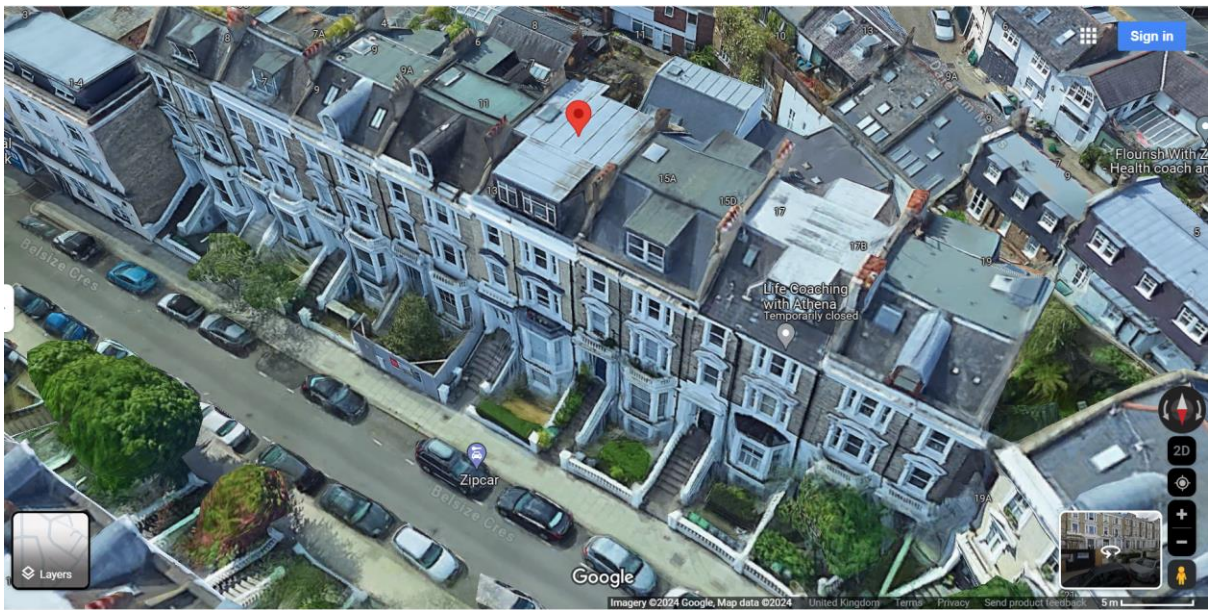


2. Googlemaps satellite view close up.



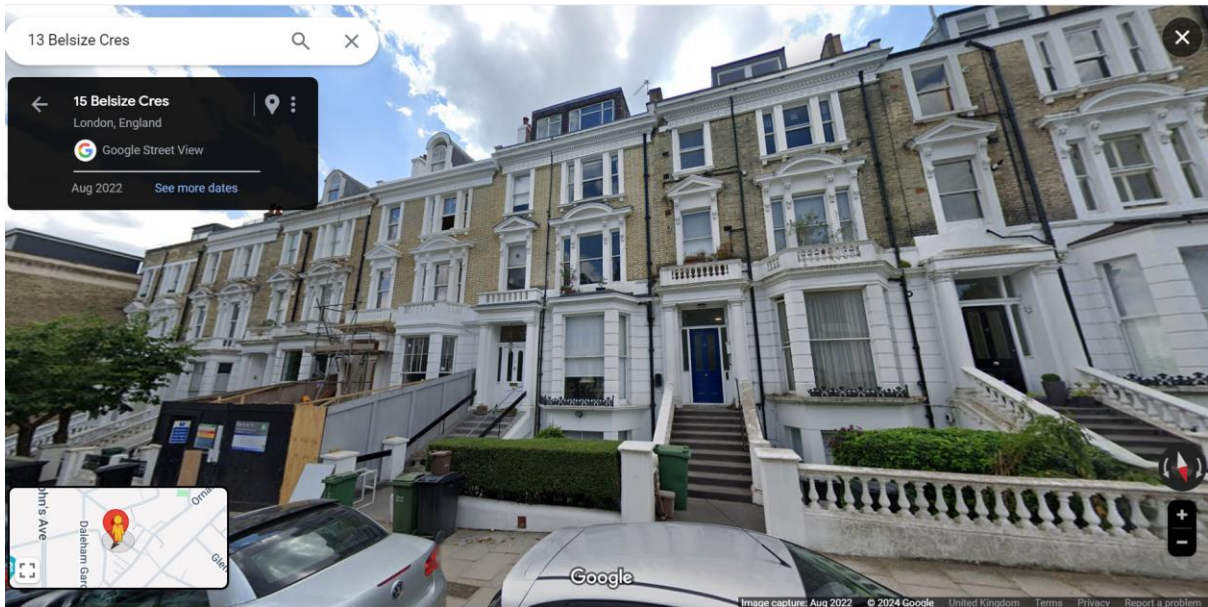


3. Google 3D view of rear.



4. Google 3D view of front.





5. Google Streetview. Large existing front dormer to host site.



6. Site visit photograph, street scene. Host site with large existing front dormer.



7. Site visit photograph, front light-well.



8. Site visit photograph, Front light well.





9. Site visit photograph, existing condition at lower ground floor.



10. Site visit photograph, lower ground floor view to rear.



11. Site visit photograph, rear garden.



12. Site visit photograph, one side of existing front dormer.





13. Site visit photograph, existing rear balcony railing.



14. Site visit photograph, existing rear balcony railing.





15. Site visit photograph, existing roof and neighbouring plant arrangement.



16. Site visit photograph, existing neighbouring access to roof.

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>EoT 03/05/2024</b>
<b>(Members Briefing)</b>		N/A / attached	<b>Consultation Expiry Date:</b>	25/06/2023
<b>Officer</b>			<b>Application Number(s)</b>	
Matthew Dempsey			2023/0692/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
13 Belsize Crescent London NW3 5QY			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>				
Basement excavation, installation of external platform lift, reconfiguration of external staircase, reinstatement of stair balustrade and front boundary treatment to match original, replacement windows, installation of bi folding doors, hard and soft landscaping and associated works.				
<b>Recommendation(s):</b>		<b>Grant Householder Consent Subject to a Section 106 Legal Agreement</b>		
<b>Application Type:</b>		<b>Householder Application</b>		



Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	00	No. of responses	25	No. of objections	25
Summary of consultation responses:	<p>A site notice was displayed 31/05/2023, which expired 24/06/2023. A press notice was published 01/06/2023, which expired 25/06/2023.</p> <p>25 responses were received from local residents who raised objections to the scheme. Their concerns can be summarised as follows:</p> <ul style="list-style-type: none"> <li>• Works to front lightwell.</li> <li>• Front dormer (original should be reinstated).</li> <li>• Reinstatement of stone balustrading, front steps, boundary wall and first floor window.</li> <li>• Basement excavation (depth of excavation, swimming pool, risk of mould, damp).</li> <li>• Impact on local traffic management.</li> <li>• Noise from development.</li> <li>• Length of the development (impacts on neighbouring health, mental health and well being).</li> <li>• Stability of materials (bricks) (existing building/ terrace).</li> <li>• Flood risk.</li> <li>• Rear garden works (trees and landscaping).</li> <li>• Detail within application.</li> <li>• Installation of disabled access (to frontage within a CA).</li> </ul> <p><u>Officer response:</u></p> <ul style="list-style-type: none"> <li>• <i>The proposed alterations to the front lightwell are considered to be sensitive to the host building and would have limited visual impact following development.</i></li> <li>• <i>It is acknowledged that the existing front dormer is somewhat incongruous in the street scene, however it is already in place, and the overall site development shall include improvement to the fenestration which is welcomed.</i></li> <li>• <i>The proposed basement excavation has been significantly reduced with the removal of the swimming pool from scope of development entirely. The applicant has provided a basement impact assessment which has been independently reviewed by our specialist consultants to their satisfaction. This is considered acceptable.</i></li> <li>• <i>The development shall be subject to an acceptable construction management plan (CMP) to be secured by section 106 legal agreement to ensure construction impacts are minimised and mitigated.</i></li> <li>• <i>The building works and associated construction shall be governed by the usual environmental health controls to ensure that the development does not create unnecessary noise nuisance.</i></li> <li>• <i>As above the development shall be subject to a CMP to ensure the development is appropriately managed. Also, with the usual environmental health controls in place to ensure that building works do not take place outside of working hours.</i></li> <li>• <i>A condition shall be attached to the decision to ensure that the development is overseen by a suitably qualified chartered engineer to safeguard the overall works.</i></li> <li>• <i>The basement impact assessment provided has taken account of local flood risk which has been checked to the satisfaction of our independent consultant.</i></li> <li>• <i>The rear garden works have been reduced in scope following revisions to the scheme. The proposals are considered to be modest in design with patio area adjacent to the rear and some paving to the garden. Mature trees are to be retained, with details of protection measures to be secured by condition.</i></li> <li>• <i>The applicant has submitted adequate details for the assessment of the application, including revisions to the scheme.</i></li> <li>• <i>The proposed installation of a platform lift will enable access for all to the host property, (an internal lift is also part of the overall works, which is not subject to planning permission). Full details of the lift shall be secured by condition.</i></li> </ul>					

The Belsize conservation Area Advisory Committee were consulted on the scheme and raised the following objection:

"We note that this building makes a positive contribution to the Conservation Area. Paragraph BE2 of the Belsize Conservation Area Statement - Basements states that "The Council will normally only permit (excavation works) if the building will be restored by the action to its original condition, or if it will contribute to the established character of the street scene". This proposal satisfies neither of these guidelines. The opening for the doors on the rear elevation should be no wider than for the two windows above".

Officer response:

*The proposal includes several interventions which are considered to meet the requirement as noted by the CAAC. For example, the front boundary balustrading and main entrance treads shall be reinstated to match original features to neighbouring properties.*

*Additionally, the overall site development includes reinstatement of historic balustrading to the first floor window treatment and replacement ironmongery to the upper ground floor main window.*

*As noted on the applicant's proposed rear elevation drawing, the works to the rear lower ground floor patio doors have been approved via a certificate of lawfulness application ref; 2022/3739/P, please see planning history section below.*

**Belsize CAAC comments:**



## Site Description

The host site is a single family dwelling, terraced house, constructed during the Victorian period across five floors including lower ground floor and habitable loft space. It is situated on the south-west side of Belsize Crescent.

The property benefits from a small private front garden with grand steps to the main front entrance and existing secondary entrance at lower ground floor. The property includes a private garden to the rear.

The property is not listed, but is located within the Belsize Conservation Area. The site is noted along with its neighbours as making a positive contribution to the character and appearance of the area.

## Relevant History

Application site

**2022/1803/P** - Use of the property as a single residential unit (Class C3). **Granted 15/06/2022**

**2022/3736/P** - Replacement of two rear upper ground floor sash windows with French doors and glazed balustrades. **Granted 20/03/2023.**

**2022/3739/P** - Replacement of rear lower ground floor doors and window with bi-folding doors. **Granted 20/03/2023.**

**2023/0693/P** – Remodelling of dormer, fenestration alterations, replacement windows, installation of roof lights, automatic opening vents, solar panels, air source heat pumps and associated works. **Recommended for approval.**

## Relevant policies

### National Planning Policy Framework 2023

### The London Plan 2021

### Camden Local Plan 2017

A1 Managing the impact of development

A3 Biodiversity

A4 Noise and vibration

A5 Basements

CC3 Water and flooding

D1 Design

D2 Heritage

T4 Sustainable movement of goods and materials.

### Camden Planning Guidance:

Access for All (March 2019)

Amenity (January 2021)

Basements (January 2021)

Biodiversity (March 2018)

Design (January 2021)

Energy efficiency and adaptation (January 2021)

Home Improvements (January 2021)

Transport (January 2021)

Trees (March 2019)

### Belsize Park Conservation Area Statement (2002)

## Assessment

### 1.0 Proposal:

1.1 Householder consent is sought for the following development:

- Excavation of basement;
- Installation of external platform lift to front light well;
- Reconfiguration of external stair;
- Reinstatement of front boundary treatments;
- Replacement windows and installation of bi-folding doors;
- Hard and soft landscaping.

1.2 Revisions to the scheme include:

- Removal of the proposed basement swimming pool from scope of development, with alteration to proposed basement floor layout.
- Removal of the proposed skylight to front lightwell floor.

### 2.0 Assessment:

2.1 The main planning considerations in the assessment of this application are:

- Design and heritage
- Amenity
- Basement impacts
- Transport
- Trees and biodiversity

### 3.0 Design and Heritage:

3.1 The Council's policy D1 aims to ensure the highest design standards for developments and states that the Council will require all developments to be of the highest standard of design and to respect the character, setting, form and scale of neighbouring buildings and the character and proportions of the existing building. Policy D2 'Heritage' states that to maintain the character of Camden's conservation areas and listed buildings, the Council will not permit development within the conservation area or for listed buildings that fails to preserve or enhance the character and appearance of that conservation area and the special interest of the listed building.

3.2 To the front, the proposal includes reinstatement of historic features such as balustrading and main entrance stair treads to match original neighbouring treatments which is welcomed.

3.3 The front light-well and existing stair shall be adjusted to accommodate a platform lift to enable access for all to the lower ground floor level. The lift shall be a discreet addition, positioned behind the boundary wall and hedging. The installation shall include a metal safety railing with ironmongery appropriate for the host building. Full details of the lift and railings shall be secured by condition.

3.4 The initial scheme included a walk-on light to the floor of the front light-well, however following revision, this has been removed from the scope of development.

3.5 No other works to the front elevation are proposed as part of this application. It may be noted that an associated application is recommended for approval, which includes works to the front. Please see relevant history section application ref; 2023/0693/P.

3.6 To the rear of the building, some works included on the drawings are subject to separate planning applications. This includes; Replacement of two rear upper ground floor sash windows with French doors and glazed balustrades, and; Replacement of rear lower ground floor doors and window with bi-folding doors, both



approved by virtue of certificate of lawfulness applications. Also a further application has been submitted in relation to replacement of upper floor windows and roof top installations. Please see planning history section above.

- 3.7 The overall works, as revised, are considered to be sensitive to the original design of the host property and context of the existing street scene and wider conservation area.
- 3.8 The details of the scheme have been assessed by the Council Conservation Officer who has confirmed acceptability in heritage terms.
- 3.9 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 2013.
- 3.10 Overall, the proposals are considered acceptable in terms of design and heritage.

#### **4.0 Amenity:**

- 4.1 The Council's policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by stating that the Council will only grant permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise and impact on daylight and sunlight.
- 4.2 The proposed alterations are not considered to bring about any harmful impacts on neighbouring properties. It is noted that some objections related to the proposal for a walk-on skylight to the front light-well, and also the 'tube-lights to the rear, however both of these elements have been removed from the scheme.
- 4.3 The proposals do not create any new views and no additional bulk is added to the host building. As such, it is not considered that the proposals would bring about any harmful impact on neighbouring residential amenity in terms of loss of light, outlook or privacy.
- 4.4 Given the assessment, the proposed development is considered acceptable in terms of amenity.

#### **5.0 Basement:**

- 5.1 The Council's Policy A5 (Basements) states that "In determining proposals for basements and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment and where appropriate, a Basement Construction Plan.
- 5.2 The Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to: *a. neighbouring properties; b. the structural, ground, or water conditions of the area; c. the character and amenity of the area; d. the architectural character of the building; and e. the significance of heritage assets.*
- 5.3 The applicant has submitted a Basement Impact Assessment (BIA) which has been subject to independent scrutiny by Campbell Reith. The BIA was prepared by A2 Site Investigation Limited. The report authors are considered to have suitable qualifications. Following revisions to the scheme a BIA addendum was submitted to account for the alterations to the overall development.
- 5.4 The BIA documentation has been assessed by Campbell Reith in accordance with Camden Planning Guidance (Basements January 2021). Campbell Reith has concluded that the BIA meets the requirement of CPG Basements.
- 5.5 As such, officers consider that based on the expert advice from Campbell Reith, the applicant has demonstrated that the proposal would accord with the requirements of Policy A5 and associated Camden Planning Guidance.
- 5.6 A condition will require the applicant submit details of a qualified engineer to inspect approve and monitor the critical elements of both the temporary and permanent construction works throughout their duration.
- 5.7 Furthermore, a S106 agreement shall be prepared to require a full construction management plan is drawn up to oversee the development.

#### **6.0 Transport:**

- 6.1 Policy A1 states the Council will require Construction Management Plans (CMP) to identify the potential

impacts of the construction phase and state how and potential negative impacts will be mitigated, and that a CMP will usually be secured via planning obligation. Policy A5 states that the council will generally require a construction management plan for basement developments.

- 6.2 Policy T4 states that the Council will promote the sustainable movement of goods and materials, and that developments likely to generate significant movement of goods or materials by road should provide CMPs.
- 6.3 The purpose of a CMP is to ensure public safety alongside development projects, and to ensure that construction traffic does not create or add to congestion in the local area. To ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network, a CMP will be required prior to the implementation of the development. This will be secured via a S106 legal agreement.

## **7.0 Trees and biodiversity:**

- 7.1 To the front of the property there is limited biodiversity value on site, nevertheless the front boundary hedge shall be retained and reinstated.
- 7.2 To the rear, the proposed scheme as revised would retain the majority of the existing vegetation including mature trees to the rear garden as shown on the proposed lower ground floor and garden plan GA319 P1.
- 7.3 An arboricultural report has been provided in relation to the proposals, however to ensure that tree protection measures are in place for the duration of the development, a condition shall be added to the decision to require this detail.

## **8.0 Recommendation**

- 8.1 Grant planning permission for Householder Consent, subject to a section 106 agreement for:
  - Construction Management Plan and associated contribution.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 29<sup>th</sup> April 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: 2023/0692/P  
Contact: Matthew Dempsey  
Tel: 020 7974 3862  
Date: 23 April 2024

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

Phone: 020 7974 4444

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

SM Planning  
80-83 Long Lane  
London  
EC1A 9ET

Dear Sir/Madam

**DRAFT**  
**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)

**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:  
**13 Belsize Crescent**  
**London**  
**NW3 5QY**

Proposal: Basement excavation, installation of external platform lift, reconfiguration of external staircase, reinstatement of stair balustrade and front boundary treatment to match original, replacement windows, installation of bi folding doors, hard and soft landscaping and associated works.

Drawing Nos: Existing Plans: GA 100 - Site Location Plan - Rev A, GA 100 - Existing Lower Ground Floor Garden Plan - Rev A, GA 101 - Existing Lower Ground Floor Plan - Rev A, GA 102 - Upper Ground Floor Plan - Rev A, GA 103 - First Floor Plan Rev A, GA 104 - Second Floor Plan - Rev A, GA 105 - Third Floor Plan - Rev A  
GA 106 - Roof Plan - Rev A, GA 107 - Existing Rear Elevation - Rev C, GA 108 - Existing Front Elevation - Rev C, GA 200 - Existing Section A - Rev A, GA 201 - Existing Section B - Rev A.

Proposed Plans: GA 309 - Proposed Upper Ground Floor Plan - Rev P1, GA 313 - Proposed Rear Elevation - Rev C, GA 314 - Proposed Front Elevation - Rev C  
GA 317 - Proposed Basement Floor Plan - Rev P1, GA 319 - Proposed Lower Ground Floor Plan - Rev P1, GA 400 - Proposed Section A - Rev A  
GA 402 - Proposed Section B - Rev A.

Supporting Technical Documents: 24022-A2SI-XX-XX-RP-Y-0003-00 - Interpretive Report - Rev 00, 24022-A2SI-XX-XX-RP-X-0001-01 - Factual Report - Rev 02, 24022-A2SI-XX-XX-RP-Y-0005-04 - Basement Impact Assessment - Rev 04, 24022-A2SI-XX-XX-TN-Y-0002-00 - Covering Note to Basement Impact Assessment - Rev 01, Arboricultural Survey to BS5837:2012 - dated 30th March 2023, Photo Survey 2023, Design and Access Statement - dated 16th February 2023, Planning and Heritage Statement Letter - dated 16th February 2023.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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:

Existing Plans: GA 100 - Site Location Plan - Rev A, GA 100 - Existing Lower Ground Floor Garden Plan - Rev A, GA 101 - Existing Lower Ground Floor Plan - Rev A, GA 102 - Upper Ground Floor Plan - Rev A, GA 103 - First Floor Plan Rev A, GA 104 - Second Floor Plan - Rev A, GA 105 - Third Floor Plan - Rev A, GA 106 - Roof Plan - Rev A, GA 107 - Existing Rear Elevation - Rev C, GA 108 - Existing Front Elevation - Rev C, GA 200 - Existing Section A - Rev A, GA 201 - Existing Section B - Rev A.

Proposed Plans: GA 309 - Proposed Upper Ground Floor Plan - Rev P1, GA 313 - Proposed Rear Elevation - Rev C, GA 314 - Proposed Front Elevation - Rev C, GA 317 - Proposed Basement Floor Plan - Rev P1, GA 319 - Proposed Lower Ground Floor Plan - Rev P1, GA 400 - Proposed Section A - Rev A, GA 402 - Proposed Section B - Rev A.

Supporting Technical Documents: 24022-A2SI-XX-XX-RP-Y-0003-00 - Interpretive Report - Rev 00, 24022-A2SI-XX-XX-RP-X-0001-01 - Factual Report - Rev 02, 24022-A2SI-XX-XX-RP-Y-0005-04 - Basement Impact Assessment - Rev 04, 24022-A2SI-XX-XX-TN-Y-0002-00 - Covering Note to Basement Impact Assessment - Rev 01, Arboricultural Survey to BS5837:2012 - dated 30th March 2023, Photo Survey 2023, Design and Access Statement - dated 16th February 2023, Planning and Heritage Statement Letter - dated 16th February 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 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 platform lift, railing and gates;

b) Plan, elevation and section drawings, of the front lightwell at a scale of 1:10;

c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

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 2023.

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

Supporting Communities Directorate