

Camden, NW3 5AT



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3 Belsize Mews- Photos



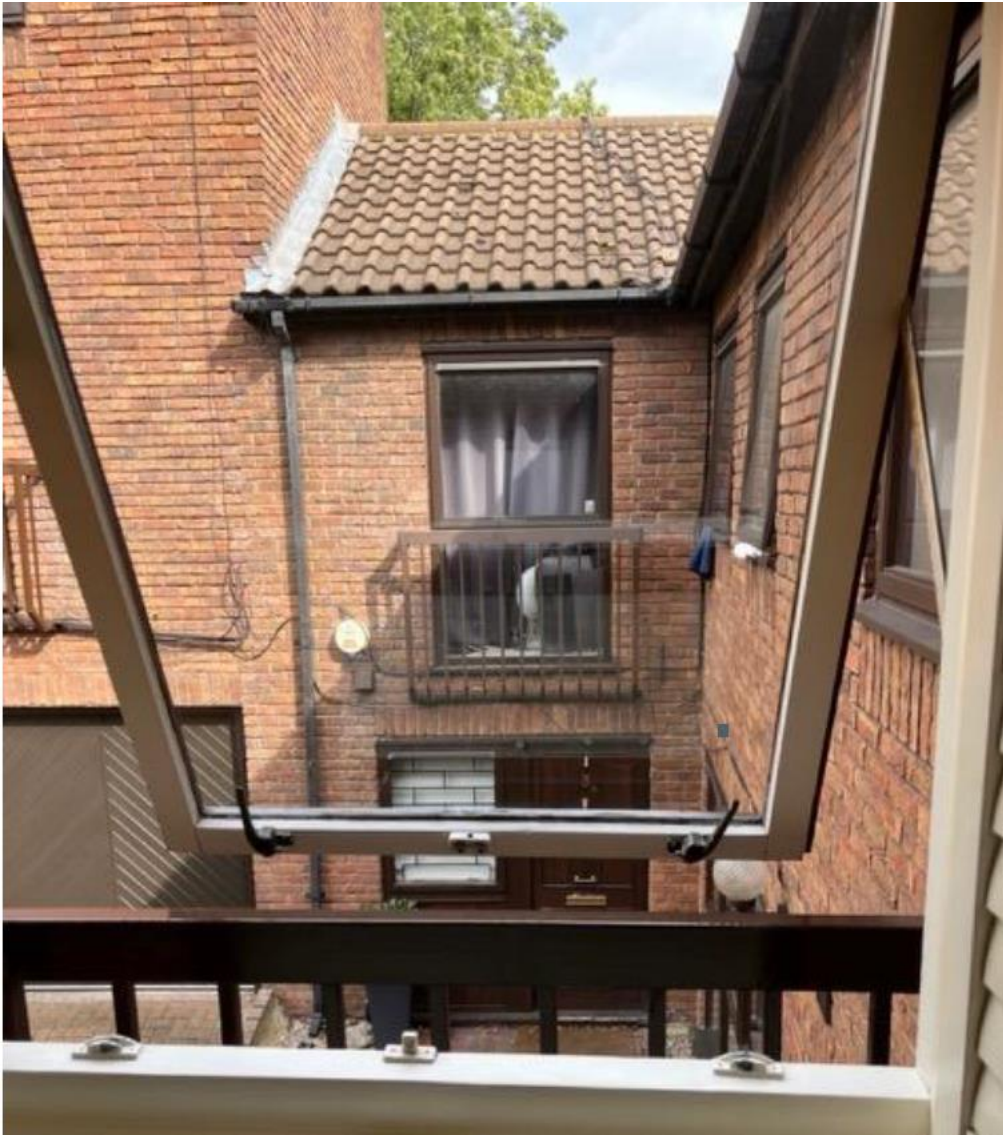
Google Maps (2024) – Site located with red boundary



Bing Maps (2024) – Site located with red boundary



Photograph from Belsize Lane – Site located with red boundary



Photograph from No. 4 Belsize Mews bedroom window.

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	02/10/2023
		N/A / attached	Consultation Expiry Date:	15/10/2023
Officer			Application Number(s)	
Jennifer Dawson			2023/3257/P	
Application Address			Drawing Numbers	
3 Belsize Mews London Camden NW3 5AT			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Loft extension including new terrace area.				
Recommendation:	Grant conditional planning permission			
Application Type:	Householder Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	A site notice(s) was displayed near to the site on the 15/09/2023 (consultation end date 09/10/2023). The development was also advertised in the local press on the 21/09/2023 (consultation end date 15/10/2023).			
Adjoining Occupiers:	No. of responses	03	No. of objections	02

<p>Summary of consultation responses:</p>	<p>There were 2 responses from neighbouring properties they are summarised here.</p> <p>No. 2 Belsize Mews:</p> <ul style="list-style-type: none"> • Not affected in terms of privacy but there may be a party wall issue • <i>(officers' response) Party Wall agreements are a civil issue and not a planning consideration.</i> <p>No 4 Belsize Mews:</p> <ul style="list-style-type: none"> • The existing site has a pitched roof and benefits from its symmetrical relationship with No.6. The proposed development does not correspond with any other development within the mews or immediate area and this alone creates an adverse impact on character and appearance of the site mews and conservation area. • <i>(officers' response) see paragraphs 2.3 and 2.4</i> • It is therefore considered that the proposed front dormer of the proposed development would create an asymmetrical roof formation that is not cohesive within the surrounding mews and would also result in the loss of a pitched roof which is defined within the conservation area as an important and key characteristic • <i>(officers' response) see paragraphs 2.3 and 2.4</i> • The application site is one of the few properties that can be seen from the public realm and wider conservation area the impact of any proposed development will be substantially greater on the wider setting of the area. • <i>(officers' response) see paragraph 2.5</i> • Balconies should preserve the roof form, be set in within the roof slope or pitched roofs and handrails / balustrades should be set back from behind the building line or parapet. • <i>(officers' response) see paragraph 2.6</i> • The proposed extension and associated terrace would be directly adjacent and opposite a habitable window of the property. The proposed development fails to consider the overlooking and privacy impact on my client's habitable window, worsening the degree of overlooking to this window. • <i>(officers' response) see paragraphs 3.4 and 3.5</i> • Given the orientation of the site, the existing property at No.4 is already constrained and receives minimal sunlight and daylight. The proposed development would exacerbate this situation, particularly in the AM hours from the east. • <i>(officers' response) see paragraph 3.2</i>
<p>Belsize CAAC:</p>	<p>No objection</p>

**Belsize Mews
(Residents) Limited
(residents group)**

- The rear wall of No 3 has had structural damage
- *(officers' response) This is not a planning matter and a matter for building regulations*
- How would the brickwork mortar be matched to the existing to ensure no breaks
- *(officers' response) see paragraph 2.7 and this is conditioned in the Decision Notice*
- There are no dimensions on the plans.
- *(officers' response) The plans submitted included a scale bar which meets our validation requirements*
- The new proposed top-floor punched hole windows are shown larger than the other existing second-floor punched hole windows in the Mews and appear proportionally too large
- *(officers' response) see paragraph 2.2*
- The additional storey would impact line of sight and sunpath rights of light.
- *(officers' response) see paragraph 3.2*
- The proposed new top floor of four windows and a roof terrace, if built, would directly overlook the adjacent bedroom and living room of No 4.
- *(officers' response) see paragraphs 3.4 and 3.5*
- The boiler flue position is not specifically shown although it would indicate it is to be on the front of the house where it shows "Gas" on the plan. It would need to be positioned such that it is compliant with the openable windows in the Mews.
- *(officers' response) A boiler flue will normally be permitted development, not requiring planning permission for a single family dwelling house*
- Construction issues and constraints re:
 - no noisy works before 10am or after 5pm
 - no storage of materials within the Mews
 - no parking of commercial vehicles within the Mews at any time.
- *(officers' response) All works should be conducted in accordance with the Camden Minimum Requirements. The time constraints have been included on the informative.*
- We would question the timescale advised of 12 weeks
- *(officers' response) All works should be conducted in accordance with the Camden Minimum Requirements. We cannot restrict the timescale of construction*

Site Description

The site is a mid-terrace property located on a corner plot within Belsize Mews, which is located on the south side of Belsize Lane. The building currently consists of a ground floor and first floor, and the pitched roof contains some loft storage space. The property was constructed in the 1980s as part of a housing redevelopment. It is located within the Belsize Park Conservation Area, which does not designate the building or Belsize Mews more broadly as making either a positive or negative contribution to the character or appearance of the Conservation Area.

Relevant History

The planning history for the application site can be summarised as follows:

The application site has no relevant planning permission history.

Neighbouring Properties:

1 Belsize Mews

2005/3141/P – Erection of a roof extension over part of the existing roof terrace at 3rd floor level, to provide additional habitable accommodation for the existing single-family dwelling house. **Granted 20/09/2005.**

6 Belsize Mews

PWX0202051 – Erection of a roof extension at second floor level to provide additional accommodation for the existing house. **Refused 07/01/2003.**

Reasons for refusal: Bulk, form, detailed design, and facing materials of roof extension would be harmful to character and appearance of building and surrounding buildings.

7 Belsize Mews

2014/1650/P – Erection of rear dormer extension incorporating three rooflights. **Granted 23/05/2014.**

9 Belsize Mews

2016/0420/P – Erection of rear dormer extension. **Granted 12/04/2016.**

10 Belsize Mews

2011/5185/P – Renewal of planning permission granted 02/06/2009 (2009/0761/P) for erection of an extension at second floor level to single family dwelling (Class C3) including the creation of a roof terrace. **Granted 24/04/2012.**

Relevant policies

National Planning Policy Framework (2023)

The London Plan (2021)

Camden Local Plan (2017)

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

Camden Planning Guidance:

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

Conservation Statements:

- Belsize Conservation Area appraisal and management strategy 2002

Assessment

1. The proposal

- 1.1. Planning permission is sought for the erection of a roof extension that would create an additional floor over part of the existing roof, closest to the adjoining neighbour to the east. Additionally, a portion of the roof is proposed to be converted into a roof terrace.

2. Design and Conservation

- 2.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. 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.
- 2.2. The existing windows will be retained and the new windows at 3rd floor level will be made in the same material as the existing windows. The windows have been revised in the course of this application to be the same as the lower floor windows. They follow the same window hierarchy and size which means they follow Camden design guidance. It is not considered that the windows will cause material harm to the character of the conservation area and mews.
- 2.3. The building proposes an extension at roof level to create an additional storey. The north western façade at the front of the property will be raised and will include the new windows. This part of the property will have a flat roof to facilitate the headroom needed for a loft extension. The ridge height will only be extended by 0.55m from 2.25m to 2.8m (at roof level) which is a minimal increase to the height of the overall building. The pitch of the roof at the rear will remain the same and the rear of the property will not be altered.



Figure 1: Proposed extension

- 2.4. Whilst it is considered that the pitch of the roof is a positive feature in this property. The pitch is being retained at the rear. There is also a variety of roofscapes with different dormers and terraces present

within the mews. Properties 1,4,5, 7, 8, 9,10, 11 and 12 all have terraces/ dormers at 3rd floor level therefore it cannot be argued that this mews has been unaltered.

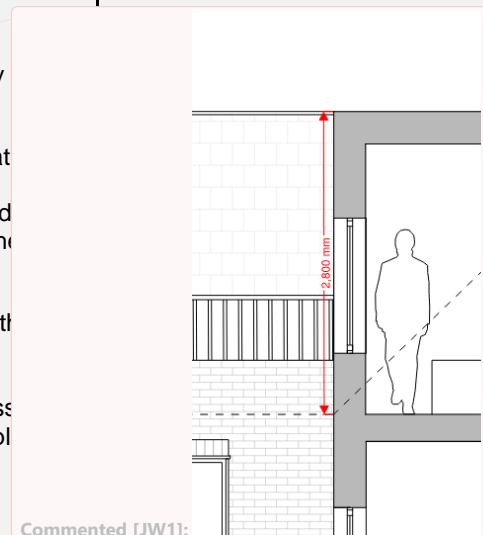
- 2.5. The proposed development will be visible from the street and whilst the front façade will appear different without the pitched roof it will not cause considerable harm to the character of the mews and conservation area and is therefore considered acceptable.
- 2.6. The terrace area is inset into the existing roof at 3rd floor level and is accessed through a door. Whilst the roof terrace will remove the pitch of the roof at the front of the property it is set into the roof slope which is in accordance with Camden Design Guidance (Home Improvements 2021). It is also set into the property in the north east and will not be visible from outside of the mews.
- 2.7. Materials used will match existing present at the property unless specified. A condition has been attached to the decision notice.
- 2.8. As such, the proposal would not have any detrimental impact on the character and appearance of the property and the Belsize Conservation Area and complies with policy D1 and D2 of the Camden Local Plan 2017.
- 2.9. 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. Residential Amenity

- 3.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.
- 3.2. The additional 3rd floor storey at roof level will not cause overshadowing as it will be increased mostly within the original ridge height. The property will only increase in height by approx 0.6m to the ridge and up from the eaves at the front of the property by 2.8m. The reduction in daylight/sunlight will be minimal.
- 3.3. It is considered that the retention of the pitched roof at the rear of the property reduces any lines from at the rear of the property and will not cause any further amenity issues.
- 3.4. The terrace will unfortunately cause overlooking as the property is close to the neighbour at bedroom. Whilst we acknowledge that this overlooking is present it is considered that the overlooking is already present with the bedroom window looking direct into no.4. It is considered that the terrace view would be steeper and less severe than the current overlooking from the window.
- 3.5. It is not possible to mitigate the current overlooking between the properties 3 and 4 due to the nature of the mews.
- 3.6. The proposed development is not considered to lead to increase in any of the amenity issues for neighbouring residents. The development is thus considered to be in accordance with policy A1.

4. Recommendation

- 4.1. 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 17th June 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 and search for 'Members Briefing'.

Application ref: 2023/3257/P
Contact: Jennifer Dawson
Tel: 020 7974 8142
Email: Jennifer.Dawson@camden.gov.uk
Date: 11 June 2024

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United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
3 Belsize Mews
London
Camden
NW3 5AT

DECISION

Proposal:

Loft extension including new terrace area.

Drawing Nos: 112-ZZ-DR-001, DESIGN AND ACCESS STATEMENT, 105-00-DR-200, 105-01-DR-201, 105-02-DR-202, 105-RF-DR-203, 105-EL-DR-204, 105-EL-DR-205

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 112-ZZ-DR-001, DESIGN AND ACCESS STATEMENT, 105-00-DR-200, 105-01-DR-201, 105-02-DR-202, 105-RF-DR-203, 105-EL-DR-204, 105-EL-DR-205

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 policy 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) 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 10.00 and 17.00 hours Monday to Friday and 10.00 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.

- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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-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

Chief Planning Officer

DRAFT

DECISION