

Delegated Report		Analysis sheet		Expiry Date:		03/07/2024	
		N/A		Consultation Expiry Date:		16/06/2024	
Officer				Application Number(s)			
Edward Hodgson				2024/1789/P			
Application Address				Drawing Numbers			
8 Village Close Belsize Lane London NW3 5AH				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of two storey side and rear extensions and single storey front extension with changes to windows and cladding							
Recommendation(s):		Refuse householder planning permission					
Application Type:		Householder Application					

Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	01	No. of objections	01
Summary of consultation responses:	<p>A site notice was displayed 17/05/2024 which expired 10/06/2024. A press notice was published 23/05/2024 which expired 16/06/2024.</p> <p>Belsize CAAC:</p> <p>The Belsize Conservation Area Advisory Committee were consulted and responded with a letter of support.</p> <p>‘We fully support this application to add a fully accessible extension and to bring the house up to Passive House Enerphit standards. The location of the electric heat pump and the solar panels should be shown.’</p> <p>2 Village Close:</p> <p>One letter of objection was received from residents at no. 2 Village Close, stating that it is a very large development, and the main concern being the front extension given that no other house in the Village Close group have altered the front, so that the original porch area is a unifying feature in each case.</p>			
Site Description				
<p>The application site is located on the northwest side of Belsize Lane and is an end-of-terrace property within a group of 15 terraced houses constructed within the 1960s. It is two-storeys and constructed with brick, timber panelling and a copper roof. All the properties have retained part-width protruding porches, with a three-bay arrangement above consisting of a single bay of diagonally grooved tiling and two bays of horizontal timber boarding. Each house is separated by a strongly protruding brick crosswall.</p> <p>The site itself is not located within a conservation area, however, it lies between the borders of the Belsize and Fitzjohns Netherall Conservation Areas. The Council’s Conservation Team consider the buildings to be of historic value and are an intact and typical example of 1960s planning.</p>				
Relevant History				
<p><u>Application Site:</u></p> <p>2023/3617/P - Construction of two storey side and rear extension with changes to front door and windows, and rear windows and external alterations. Granted - 20/02/2024</p>				

Relevant policies

National Planning Policy Framework 2023

The London Plan 2021

Camden Local Plan 2017

D1 - Design

A1 – Managing the impact of development

Camden Planning Guidance

CPG Design (2021)

CPG Home Improvements (2021)

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. Proposal

1.1. Planning permission is sought the erection of a two-storey side extension, a single storey rear extension, a new single storey front extension, alterations to the fenestration and new timber cladding to the front elevation. It should be noted that the side and rear extensions have been approved under and benefit from extant planning permission ref. 2023/3617/P. No objection is raised in relation to these works. The changes from that permission compared to this application are: The addition of the front extension, the removal of the tiled area on the front elevation and installation of timber cladding, alterations to the first-floor windows on the front elevation to be more centrally located, and the enlargement of a window and changes to the glazing pattern to existing windows at first floor on the rear elevation.

2. Design

2.1. Local Plan policy D1 (Design) states that the Council will seek to secure high quality design in development. The Council will require that development respects local context and character and comprises details and materials that are of high quality and complement the local character. Camden Planning Guidance Home Improvement states that front extensions can have a particular impact where the street has a regular pattern of buildings and a clearly defined building line (as in many streets of terraced houses). The CPG also states that the texture, colour, pattern and finish of materials should relate well to the existing character and appearance of both the existing home and the wider area.

Front Extension

2.2. The application site sits within a terrace which has a largely consistent appearance, especially on the front, with part-width protruding front porches. These elevations have largely remained intact since construction in the 1960s. It is therefore accepted that this consistency and completeness adds value to the group of buildings.

2.3. The proposed front extension would be full width in relation to the host building, measuring 5.8m wide, 1.9m deep and 2.5m high at the front with a glazed pitched roof rising to 3.2m. This addition would completely alter the appearance of the front of the property. The original porch structure, a common feature of front elevations along the terrace, would be lost. The additional mass at this level would therefore be completely out-of-keeping with the neighbouring properties along the terrace and the legibility of the historic form of the building would be lost. The pitched element of the extension would increase the amount of glazing which would be at odds with the appearance of the host and neighbouring buildings which have a more solid appearance. The proposal would therefore detract from the appearance of this group of buildings and would represent an incongruous mass.

Alterations to front windows:

2.4. The existing properties along the terrace have a consistent appearance at first floor level, with solid areas located above the porches and high windows located the side of this solid area. This gives a vertical appearance on this part of the elevation. The proposal would remove this area of solid at the application site, with the new windows located more centrally on the elevation. The vertical appearance would be lost, creating a more horizontal appearance at first floor. Therefore, this alteration would be at odds with the prevailing appearance of the properties along terrace and would detract from its group value.

Alterations to rear windows:

2.5. The alterations to the rear window at first floor would involve the enlargement of an existing window. This larger window would fail to be in keeping with the fenestration of the host and neighbouring buildings, which are characterised by smaller, high-level windows. This new window would erode the original character of the rear elevation and would be an incongruous addition.

2.6. Although it is noted that the building has limited visibility in views from the public realm by virtue of high boundary walls, the front and rear elevations, especially at higher levels, would be visible in views from private spaces. It should be noted that Policy D1 does not account for the level of public visibility and simply because a proposal is less visible publicly does not by de facto make it acceptable.

2.7. In sum, the front extension and the alterations to the front and rear windows at first floor would fail to respond to the prevailing and well-defined character of the terrace. The proposals would fail to respect local context and character, contrary to the requirements of point a) in Policy D1 (Design) and the Camden Local Plan, and refusal is warranted on this basis.

3. Impact on neighbours

3.1. Policy A1 seeks to ensure that the amenity of neighbouring properties is protected. It states that planning permission will not be granted for development that causes harm to the amenity of occupiers and neighbours in terms of loss of daylight, sunlight, outlook and privacy.

3.2. The side and rear extensions have already been assessed and approved, and it was determined that they would not adversely impact on neighbouring occupiers. The proposed front extension is also not considered to impact adversely on neighbouring occupiers with regards to loss of daylight, sunlight or on outlook, given its scale and location, and the fact that no. 7 also has a porch structure between the ground floor front windows and the proposed

extension. The alterations to windows would not introduce any additional harmful views. As such, no objection is raised in relation to amenity impacts and the proposal would comply with Policy A1 of the Local Plan.

4. Planning Balance

4.1. It is understood that the proposal has been submitted to improve circulation in the building due to the applicant's medical needs. In line with the Public Sector Equalities Duty, the Council has taken this into consideration, however, it is considered that this reason does not outweigh the harm identified to the host and neighbouring buildings.

5. Recommendation

5.1. Refuse planning permission for the following reason:

The proposed front extension and alterations to the fenestration would result in an incongruous development that would be unsympathetic to the host building and the group of buildings, and would fail to respond to local character and context contrary to Policy D1 (Design) of the London Borough of Camden Local Plan 2017.