

# PLANNING + HERITAGE

11 BUCKLAND CRESCENT, BELSIZE PARK, NW3 5DH

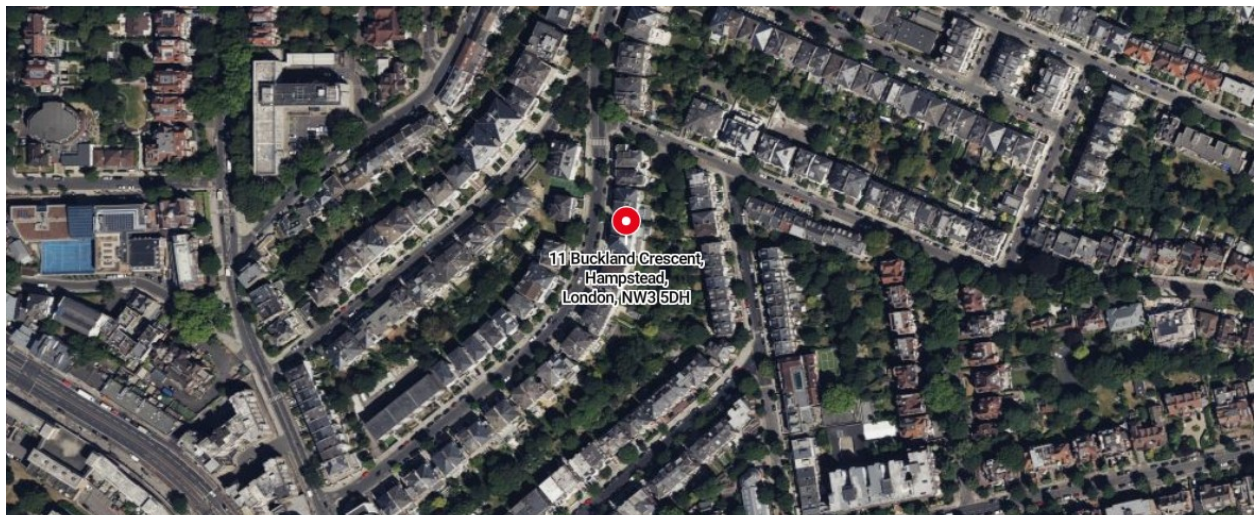
NOVEMBER 2024

# 1 INTRODUCTION

- 1.1 This statement accompanies a Full Planning Application Flat B, 11 Buckland Crescent, London, NW3 5DH for;

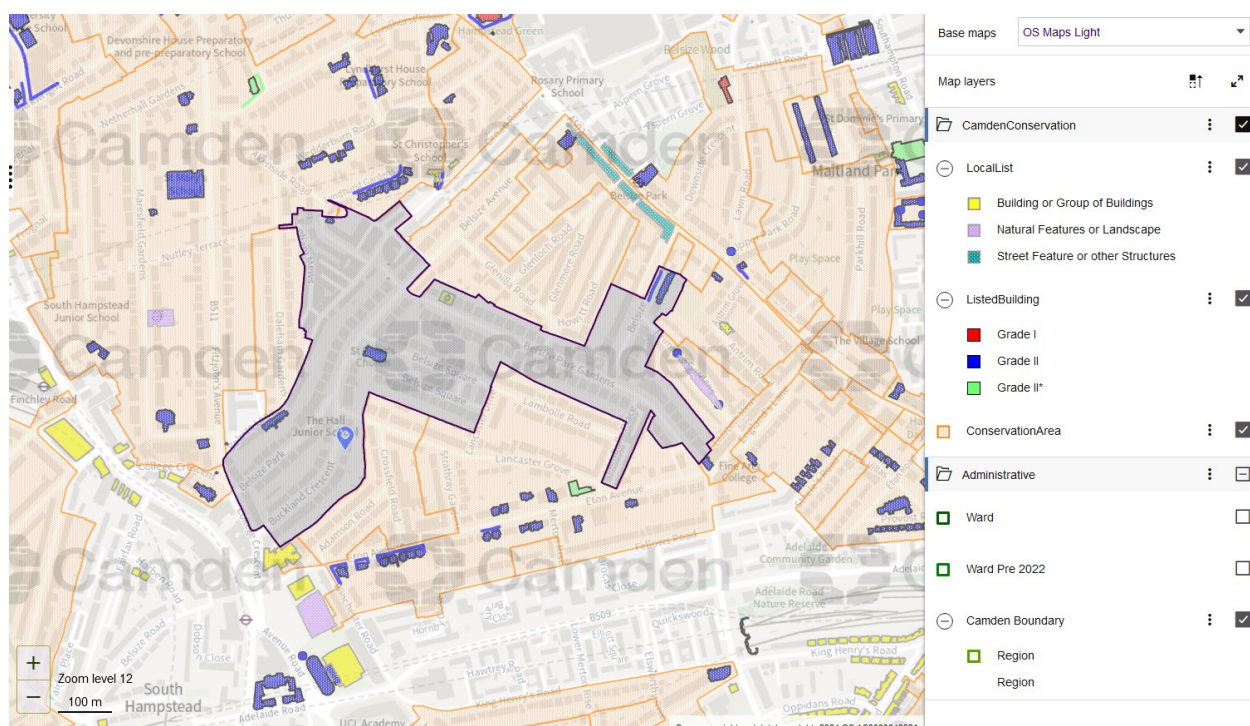
***“Front/side extension at upper ground floor level over existing lower ground floor level addition; enlargement of existing rear roof terrace at upper ground floor level.”***

- 1.2 11 Buckland Crescent is located to the East side of the street curving as it does between College Crescent to the West and Belsize park to the North. It is a period semi-detached property that has been divided into a number of self contained dwelling units.



- 1.3 The site falls within Flood Risk Zone 1 but is less than 1ha and therefore does not require a Flood Risk Assessment.
- 1.4 The site falls within the London Borough of Camden, and according to their accessible tools, sits within the Belsize Conservation Area. Mapping indicates that the site does not include a listed building nor a building on the local list. No.11 is considered to provide a positive contribution to the overall character and appearance of the conservation area, along with its surrounding neighbours.
- 1.5 The area is also subject of an Article 4 Direction.

## BELSIZE CONSERVATION AREA



1.6 The Belsize Conservation Area character statement confirms that;

*“The character of Belsize is largely derived from mid-19th century Italianate villas. Within the Conservation Area there are, however, a number of distinct areas of varying character and appearance. These differences are caused by a combination of the following: land use, the density of development, the scale and style of buildings, their construction materials, the period of development, local topography and the predominance of gardens and trees”.*

- 1.7 Buckland Crescent falls within Sub Area 1 which consists of large Italianate villas by Daniel Tidey, featuring stucco detailing and characterised by repeated forms. Although there is some variation in type, the buildings are often symmetrical with hipped, slate roofs and overhanging eaves with decorative brackets. The villas are noted as being closely spaced where the narrow gaps between buildings leads to the uniform rhythm to the streets.
- 1.8 When reviewing negative features of the area, the character appraisal notes that Nos. 24-38 Buckland Crescent is out of scale with the street and that loss of boundary walling and gardens are particularly noticeable. However, no other negative features or harms are identified.



- 1.9 Nos.1-51 (odds) Buckland Crescent are noted as being buildings that make a positive contribution to the Conservation Area.
- 1.10 Guidance for the area notes that features and characteristics should be retained wherever possible and that the choice of materials in new work will be the most important consideration. These should generally be chosen to closely match the original.

## ARTICLE 4 DIRECTION

- 1.11 The Belsize Article 4 Direction came into force on 1<sup>st</sup> September 2010 and listed a wide range of permitted development restrictions.
- 1.12 The Second Schedule lists all apartments at 11 Buckland Crescent as being covered by the Article 4.
- 1.13 As a building divided into separate flats, No.11 Buckland Crescent would not benefit from typical permitted development rights in any case, however, the restrictions within the Article 4 Direction are indicative of the importance placed on the character and appearance of the street scene.

## IMMEDIATE SURROUNDING

- 1.14 In preparing proposed designs, the immediate local context has been considered, including the character and appearance of neighbouring properties and visible extensions to them as well as recent planning approvals.
- 1.15 A number of properties feature existing front / side extensions as is proposed in this application, for example, No.13 Buckland Crescent, immediately next to the application site:



1.16 No.9 Buckland Crescent, the semi detached pair to the application site, also features an existing front / side extension. That extension appears to run along the front building line:



1.17 A similar extension can be found on number of other properties in the immediate area too, including Nos.5; 6; 12; 17; 35; 37 (which has an upper ground AND first floor addition); and No.51. Some examples are pictured below.





1.18 Aerial imagery was also consulted to help establish the prevalence of rear roof terraces, with a number of these evident outside of the public realm. It can be seen that some of these above ground level amenity spaces also feature rear conservatory additions.





## FLAT 2, 11 BUCKLAND ROAD

1.19 11 Buckland Road is a semi detached villa consisting of 4 storeys under a hipped roof. Its architectural detailing and character is typical of the Italianate villas within this part of the Conservation Area.



1.20 The building is accessed via steps to the upper ground floor and it is divided into a number of self contained apartments, with one apartment on each floor. The garden apartment being accessed by a separate entrance at lower ground level.

1.21 Flat 2 covers most of the upper ground floor level, save for the communal stairway, and benefits from a rear balcony / terrace overlooking the rear garden.



## 2 PROPOSED DEVELOPMENT

2.1 The proposed development is for;

- Construction of an extension at upper floor level, to the side / front of the existing building over the top of the existing addition at lower ground floor level.
- Enlargement of the rear roof terrace, over the top of the existing lower ground level rear extension, including the addition of new traditional guard rail.

2.2 The proposed extension is intended to closely match the style and appearance of the existing building and surrounding properties, finished in smooth render and painted to match.

2.3 The enlargement of the rear roof terrace will be restricted to over the existing garden flat extension footprint and will involve the installation of new traditional railings, painted black.

2.4 Both elements of work will be subject to Party Wall Agreement(s) from neighbours.

2.5 The proposed development can be considered a “minor development” that does not increase the size of the building and is on a site less than 1hectare so would not require a flood risk assessment. In any event, the proposed development is all above ground work that will not affect the footprint of the building nor reduce the extent of existing naturally draining ground.



## 3 DESIGN STATEMENT

### USE

- 3.1 Flat 2, 11 Buckland Crescent will continue to be used as a dwelling.

### AMOUNT

- 3.2 The proposed extension is expected to increase the existing upper ground floor apartment by ~13sqm, enlarging this to ~102sqm total.
- 3.3 The proposed extension of the rear roof terrace is expected to add ~16sqm of external amenity space, enlarging this to ~28sqm total.

### LAYOUT

- 3.4 The proposed extension will be located at upper ground floor level, over the top of an existing lower ground floor level extension, approved under application 2016/6232/P). It will be located to the side of the main part of the building and to the front of the original side outrigger addition.
- 3.5 The rear roof terrace is proposed to cover over the top of the existing rear extension at lower ground floor level (also approved under 2016/6232/P). This will adjoin with a neighbouring rear roof terrace to No.9 Buckland Crescent at this level but will remain set away from the boundary with No.13 Buckland Crescent.
- 3.6 In being adjoined to the existing roof terrace to No.9, a degree of mutual overlooking will occur. However, this is not considered to be significantly greater than the mutual overlooking that currently exists. As the property will continue to be used as a single dwelling, the intensity of this situation will not be increased. In any event however, new privacy screening between terraces could be installed.

### SCALE

- 3.7 The proposed extension will remain well below the building eaves, with a flat roof that will remain in character, reduce the overall massing and remain clear of first floor windows above. The extension will be set back from the front building line and not breach the existing building silhouette ensuring that any existing visual gap between villas through to the gardens will remain.

- 3.8 These designed elements are intended to help the extension remain subservient in scale, mimicking the design and appearance of similar upper ground floor level extensions in the immediate area. Examples of similar extensions in this position can be found at Nos.5; 6; 9; 12; 13; 17; 35; 37; and No.51. These properties are noted as providing a positive contribution to the Conservation Area.

## LANDSCAPING

- 3.9 N/A

## DESIGN

- 3.10 The development is designed to make use of forms, materials and details that will closely match the style and appearance of those used in the existing property, being of a style and quality that would not have a detrimental impact but would rather harmonise with the existing building. This includes the provision of a timber vertical sliding sash window styled and proportioned in keeping with the host building and aligned with the nearest window at lower ground floor level.
- 3.11 The extension will be set back from the existing front building line to reduce its visual prominence in the street scene and help avoid any potential terracing effect. It is accepted that the mirrored extension at No.9 Buckland Crescent follows the front building line rather than being stepped back but we consider that this would not unduly unbalance the pair and that the proposed design would nevertheless help to bring the pair more into balance. Having said this, we would welcome discussions with the Conservation Team should they consider that it would be more appropriate for the proposal to follow the design at No.9.
- 3.12 Regardless, the proposed design is in keeping with visible developments to neighbouring properties. That these neighbouring properties are said to contribute positively to the Conservation Area indicates that the proposed development can be said to contribute positively to the character and appearance of the Conservation Area too.

## ACCESS

- 3.13 Access arrangements will remain as existing.



## 4 PLANNING CONSIDERATIONS

4.1 The main considerations for planning are likely to be;

- Appearance – What the development will look like, and how it may affect the host building and Conservation Area.
- Neighbourliness – The extent to which neighbours may be affected.
- Sustainability – How it responds to economic, social and environmental needs.

### APPEARANCE

4.2 The proposed development is similar to others that already exist to other properties along Buckland Crescent such that the principle of the development can be seen as acceptable within the Conservation Area.

4.3 Upper ground floor front / side extensions are evident to neighbouring buildings, as outlined in 1.14-1.17 above. Being visible in the street scene, they form part of the public face of properties noted in the Conservation Area Character Statement as contributing positively to the character and appearance of the Conservation Area such that this development can be said to contribute positively too.

4.4 The extension is designed with careful consideration to site specific circumstances. It will remain subservient in form and mass, sitting well below the roof eaves and within the silhouette of the original building. Additionally it will be set back from the front building line to help avoid any potential terracing effect and ensure that it will not appear as an incongruous addition. No.9 Buckland Crescent, the paired semi-detached property, already has a similar extension and although that one follows the front building line, it is considered that the resulting development will nevertheless be suitably balanced.

4.5 The development makes use of traditional form, detailing and materials that would remain in keeping with the host building, including window proportions and traditional style railing, resulting in a harmonious and attractive dwelling.

4.6 In this way we consider that the development will not cause any harm to the host building nor the Conservation Area, at worst preserving the character and appearance of each and importantly without harm to its specific significance.

## NEIGHBOURLINESS

- 4.7 The proposed extension is positioned to the North of the neighbouring property at No.13 Buckland Crescent. It will remain away from neighbouring windows and be subservient in scale and form. Together this will ensure that it will not result in any loss of light or outlook nor appear incongruous or overbearing.
- 4.8 The extension will not include any windows positioned in a way that would erode the privacy enjoyed by neighbours in their property.
- 4.9 The rear roof terrace is proposed to cover roof of the existing rear extension at lower ground floor level and will adjoin with a neighbouring rear roof terrace to No.9 Buckland Crescent at this same level. An existing boundary wall will continue to partially screen the terraces from each other, though a degree of mutual overlooking will continue. This is not considered to be significantly greater than the existing mutual overlooking that already occurs as the property will continue to be used as a single dwelling, thereby ensuring that intensity of this situation will not be increased. In urban areas such as this a degree of mutual overlooking is to be expected and indeed has not prevented an abundance of rear roof terraces existing within Buckland Crescent, as highlighted in 1.18 above. In any event, new privacy screening could be installed between the adjoining roof terraces as required.
- 4.10 The enlarged roof terrace will remain set away from No.13 Buckland Crescent, whose orientation changes with the crescent to maintain privacy.
- 4.11 In this way we consider that the development will not cause unreasonable harm to the amenities of adjoining and surrounding occupants but will represent a neighbourly development typical for this area and building type.

## SUSTAINABILITY

- 4.12 The development makes use of and extends an existing building which represents a highly sustainable form of development, reusing, adapting and improving. This type of construction helps to limit impact on the environment and neighbours while helping to extend the functional life and energy efficiency of the building.
- 4.13 Materials are expected to be of a high quality, sufficiently durable and long lasting. The internal layout is intended to maximise natural light to help reduce



reliance on artificial lighting leading to a reduction in energy use. The provision of new services and appliances etc. will provide opportunity for the apartment to meet current standards and improve its energy efficiency.

- 4.14 Overall, the development will help to reduce on site energy demand and increase energy efficiency, minimising the effects of climate change by implementing the Energy Hierarchy to “Be Lean, be Clean and be Green”. As the development would represent a cost effective form, have a limited impact on neighbours and the environment it can be considered sustainable in environmental, social and economic terms.

## 5 CONCLUSION

5.1 We consider that the proposal will result in a development which;

- Makes use of relevant, traditional and high quality materials and details in a design that will result in an attractive development that respects the existing building, local character, setting and context.
- Will not harm the identified Heritage Assets, enhancing or at worst preserving the character and appearance of these.
- Will not negatively affect the visual appearance of the street scene or wider Conservation Area, but is sympathetic and complementary to the style and character of the house and street scene.
- Is similar to other developments that can be identified in the area.
- Will not harm or negatively affect the quality of life or amenity currently enjoyed by neighbours or members of the public.
- Contributes positively to the quality of life of occupants, and can adapt flexibly to their needs as they may change over time.
- Is considered to be sustainable in terms of its economic, social and environmental credentials.

5.2 We therefore believe that the proposal should be granted because it;

- Is considered, or can be conditioned to be, in accordance with the NPPF, London Plan and the aims and objectives of local planning policies.
- Is considered to accord with the aims of local Design Guidance and the Conservation Area Character Statement.
- Will not demonstrably nor substantially harm the local character, function or population, and will not spoil the appearance of the building or area.
- Will not increase the risk of flooding on the site or elsewhere.
- Is considered to be sustainable in terms of its economic, social and environmental credentials.

5.3 As a result, we request that, in accordance with the adopted NPPF, the Local Planning Authority approve the application **“without delay”**.