

LO/DP6635

Registered No. 05092507

27 March 2024

0207 004 1700

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Camden Council
Level 2, 5 Pancras Square
London
N1C 4AG

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Dear Madam,

**Non-Material Amendment (S96a) to Householder Planning Permission (Ref: 2024/1219/P)
Minor-Material Amendment (S19) to Listed Building Consent (Ref: 2024/1759/L)
34 Belsize Lane, London, NW3 5AE**

On behalf of the Applicant, '34 Belsize Lane Ltd', please find enclosed an application seeking an amendment to the planning permission (householder) and listed building consent granted on 6th August 2024 at 34 Belsize Lane, London, NW3 5AE.

Context

The Site comprises a single storey, residential building built in 1975/1976 as designed (and formerly occupied) by architect Georgie Wolton. On 25th October 2023, the Site was Grade II listed (List Entry Number 1487795).

Measuring approximately 0.09ha, the Site is located close to the junction of Belsize Lane and Ornan Road and is largely hidden from the street by a garden wall. Two openings in the wall offer access to the front door at the northern end of the wall, with a secondary entrance located to the south which allowed visitors to access the then office.

The Site lies within the Fitzjohns / Netherhall Conservation Area, with the Belsize Conservation Area opposite the Site across Belsize Lane / Ornan Road.

Planning History

On 6th August 2024, planning permission (householder) and listed building consent was granted for the following:

- **Householder (Ref: 2024/1219/P):** Erection of a first-floor extension with green/sedum roof and photovoltaic panels, comprehensive structural and restoration works, new glazed window/doors to garden from southern studio, landscaping works, three areas of green roof to main roof, mechanical ventilation heat recovery and ASHP units.



- **Listed Building Consent (2024/1759/L):** Erection of a first-floor extension with green/sedum roof and photovoltaic panels, comprehensive structural and restoration works throughout, internal alterations including opening up the kitchen to living room, new bathrooms, new glazed window/doors to garden from southern studio, landscaping works, three areas of green roof to the existing main roof, mechanical ventilation heat recovery and ASHP units.

Proposals

Following a further review of the consented proposals, the applicant and their architects, EBBA, consider that there is a better, more functional layout and use of the utility room located at ground floor level.

At present (and as shown on both the existing and proposed (consented) ground floor plan), the utility room is situated in the uninsulated garage space. The proposals – which, importantly, will keep the utility room in situ - propose the incorporation of the utility room into the main house as an insulated area.

To facilitate this change, the ground floor (metal and non-original) post 1980's staircase will be removed as part of these modifications. This will allow the former stairwell space to become a niche; preserving an open, spacious area beside the front door. A discreet white painted frameless door positioned at the bottom end of the hallway in plan will provide the access

As a result of the changes, not only will the utility room benefit from being incorporated into an insulated space and therefore preserve its longevity but the space would now also benefit from natural light that will come through the existing skylight.

A new aluminium window is also proposed. This has been designed to match the original windows, whilst also incorporating a tilt/turn mechanism with a fan light above in order to allow air flow and circulation. This contributes to creating a better, more functional use of the space overall.

All materials that are proposed to be used externally, such as the aluminium windows and reclaimed brick, will match the existing.

These proposed changes have been carefully considered in order to preserve the building's original character. From the main entry point of Belsize Lane itself, the building will continue to maintain its existing appearance, ensuring minimal impact on the overall architectural integrity and maintaining the key elements of Georgie Walton's original vision.

Full details of the proposals are provided on the application drawings (detailed below) which have been submitted alongside the application.

Planning Policy Assessment

At a local level, Camden Local Plan ('CLP') Policy D1 'Design' seeks high quality design. Furthermore, the Council requires development to preserve or enhance the historic environment and heritage assets; is sustainable in design and construction; is of sustainable and durable construction materials; comprises the use of materials which are of a high quality; and provides a high standard of housing.

In terms of listed buildings, CLP Policy D2 'Heritage' states that the Council will resist the total or substantial demolition of a listed building and will resist alterations or extensions to a listed building which would *"cause harm to the special architectural and historic interest"*. Furthermore,



development which would cause harm to significance of a listed building through an effect on its setting would also “*be resisted*”.

When assessing the proposals against the aforementioned relevant policies, it is considered that due to the scope of the amendments, these do not result in any harm to the special architectural or historical interest of the building, particularly when the proposals will result in the removal of an unoriginal 1980’s metal staircase. Furthermore, it is considered that the continued (and enhanced) reinstatement of the utility room would continue to have a beneficial effect on the overall significance of the listed building.

In light of the above, the proposed amendments are considered to be policy compliant.

Application Documentation

The following documentation supports this application which has been submitted online via the planning portal:

- Payment of application fee of £43.00; and
- Application Drawings, prepared by EBBA:
 - 245-S3-002: Existing Ground Floor Plan
 - 245-S3-101 Rev E: Proposed [Consented] Ground Floor Plan
 - 245-S3-101 Rev F: Proposed Ground Floor Plan

We trust the above is satisfactory for your purposes, however please contact Louise Overton should you have any queries or require further information. In the meantime, we look forward to receiving confirmation of validation.

Yours faithfully,

DP9 Ltd.

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