

CONSULTATION SUMMARY

Case reference number(s)

2024/4682/P

Case Officer:

Lauren Ford

Application Address:

31 Belsize Park Gardens

London

NW3 4JH

Proposal(s)

Variation of condition 3 (approved plans) of planning permission 2020/5975/P, granted on 02/08/2021 for installation of side roof dormer window, replacement of side rooflight, addition and alterations of windows on side elevation, infill of rear lightwell at basement level, installation of new walk-on skylight to rear and minor alterations to basement, enlargement of rear door, replacement of rear balcony and balustrade and front window with door to amend approved drawings to reflect retrospective window and door details to the side and rear elevations.

Representations

Consultations:	No. notified	0	No. of responses	2	No. of objections	1
					No of comments	1
					No of support	0
Summary of representations	Press advert: 07/11/2024 to 01/12/2024					
	Site Notice: 01/11/2024 to 25/11/2024					
(Officer response(s) in italics)	<u>Neighbouring resident</u>					
	1) <u>Proposed double height sash window to replace timber doorway along side elevation at lower ground floor level:</u> The previous doorway was made of solid timber, with a small section of opaque glass. Proposed window is directly opposite the door and hallway of no.33 and window height allows a direct view above the wall dividing the properties. It is possible to look directly from no.31 into the hallway and stairwell of no.33. Opaque glass should be installed to					

protect privacy and amenity of residents.

- 2) Proposed timber doorway on side elevation in location of existing smaller sash window: Doorway is directly opposite bedroom at no.33 and the height of the doorway allows a direct view from no.31 into the bedroom at no.33, above level of boundary wall. Door should be solid timber and any window within the door should be opaque.
- 3) Rear elevation window: Enlarged size of window and absence of internal framing means it is possible to look directly from the garden at 33 Belsize Park Gardens directly into this window and vice versa. Internal framing/beading should be installed on the window.
- 4) New ironwork balcony to rear at raised ground floor level: The use of a straight rectangular design across the full width of the building is not in keeping with the style and character of the Conservation Area. Balcony should be curved.

Officer response

- 1) *Given the size and height of the window and presence of boundary wall it is not considered that the change from door to window would result in any unacceptable amenity related effects.*
- 2) *It is not considered that the replacement of a window with a timber door would result in any increase in amenity related effects. The design of the door does not include the likes of glass, therefore overlooking through it is not possible.*
- 3) *The drawings have been revised following officer comment whereby the proposed fenestration now matches that previously granted. The size of this window is not proposed to increase from that granted through 2024/0724/P. It is not considered that the rear window at lower ground floor level would result in any new amenity related effects.*
- 4) *This application does not propose any changes to the rear balcony at raised ground floor level.*

Belsize CAAC:

- 1) No comment

Recommendation:

Grant planning permission