

LO/DP6635

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

Dear Madam,

**Minor Material Amendment (S73) to Householder Planning Permission (Ref: 2024/1219/P)  
Application for 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 a minor material amendment (S73) to householder planning permission granted on 6<sup>th</sup> August 2024, plus new application for listed building consent 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 6<sup>th</sup> 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 consented ground floor plans), 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 within the accompanying Design and Access Statement, application drawings and updated Heritage Statement which have been submitted alongside the application.

## **Planning Policy**

The NPPF (2024) provides planning policy at a national level and is a material consideration in the determination of planning applications. The NPPF sets out the Government's approach to



planning matters and is supported by online Planning Practice Guidance. The NPPF was first adopted in 2012, with updated versions in 2019, 2021, 2023 and December 2024.

The NPPF continues to set out a presumption in favour of sustainable development (Paragraph 11) and states that developments which are supported by an up-to-date development plan should be approved without delay (Paragraph 11c).

At a regional level, the London Plan (2021) is the principal land use and planning guidance for London and forms part of the Development Plan for CC. It sets out the spatial strategy and policy context for how and where growth should be accommodated across London

Finally, at a local level the Camden Local Plan ('CLP') (2017) is the adopted Local Plan and therefore the starting point for planning decisions in the borough. Whilst Camden are in the process of developing a new Local Plan – with an updated version to be produced for consultation in Spring 2025 - policies relevant to this application are still in draft and therefore carry very limited weight in the determination of the applications.

### **Design**

Development of the highest architectural quality is required at all levels of planning policy. Paragraph 131 of the NPPF states *“the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*.

The entirety of Chapter 3 in the London Plan ('LP') concerns the need for positive and active design or developments that are compatible with the existing context whilst also being safe, accessible and attractive.

LP Policy D3 states that development proposals should follow a design led approach that makes the best use of land by optimising the capacity of sites, delivering the most appropriate form/land use for the site, and responding to a site's context/ capacity for growth.

Furthermore, Part D notes that development proposals should:

- Enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions;
- Respond to the existing character of a place, as well as enhancing and utilising the heritage assets and architectural features that contribute towards the local character; and
- Be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well.

At a local level, CLP Policy D1 'Design' seeks high quality design. Furthermore, the Council requires development to respect the local character; 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



complement the local character; integrates well with the surrounding streets; incorporates high quality landscape; and provides a high standard of housing.

The policy continues by stating the Council will *“resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.”*

### ***Townscape and Heritage***

NPPF Chapter 16 (‘Conserving and Enhancing the Historic Environment’) is key in the consideration and assessment of the proposals. Those paragraphs which are of key relevance to the Proposed Development are summarised below:

- **Paragraph 202:** States that heritage assets range from sites and buildings of local historic value, to those of the highest significance (including World Heritage Sites). These assets are an *“irreplaceable resource and should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”*
- **Paragraph 203:** Notes that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including *“heritage assets most at risk through neglect, decay or other threats.”* Four key factors are identified:
  - a) *“The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
  - b) *The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
  - c) *The desirability of new development making a positive contribution to local character and distinctiveness; and*
  - d) *Opportunities to draw on the contribution made by the historic environment to the character of a place.”*
- **Paragraph 207:** Specifies that in determining applications, a local planning authority should require an applicant to describe the significance of any heritage asset affected, including any contribution made by their setting. It also states that the *“level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”*
- **Paragraph 208:** Notes that local planning authorities should identify and assess the particular significance of any heritage asset potentially affected by a proposal, taking into account evidence and expertise. It is then the responsibility of the local planning authority to take this into account when considered the impact of a proposal on a heritage asset. The purpose is to *“avoid or minimize any conflict between the heritage asset’s conservation and any aspect of the proposal.”*
- **Paragraph 210:** When determining applications, the local planning authority should take account of the desirability of sustaining and enhancing the significance of heritage assets; the positive contribution that conservation of heritage assets can make to sustainable



communities including their economic viability; and the desirability of new development making a positive contribution to local character and distinctiveness.

*Considering Potential Impacts*

- **Paragraph 212:** When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of the level of harm created.
- **Paragraph 213:** Notes that where there is any harm to, or loss of, the significance of a designated heritage asset (from alteration / destruction /development within its setting), clear and convincing justification is required.
- **Paragraphs 215 and 216:** Considers and advises local authorities as to how to determine applications. Where a proposed development would lead to substantial harm or total loss of significance of a designated heritage asset, the application should be recommended for refusal (unless substantial public benefits outweigh that harm or loss). Where a proposal would lead to less than substantial harm to the significance of a heritage asset, harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

LP Policy HC1 states that *“Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets significance”* and that *“Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process”*.

At a local level, 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”*.

### **Assessment and Conclusion**

As noted earlier in this letter and the accompanying application documentation, the Site was designated Grade II listing in October 2023. The proposals which secured planning permission and listed building consent in August 2024, were carefully designed to preserve and restore the existing building.

The revised proposals – which comprise an amendment to the householder planning permission, plus a new listed building consent (in recognition that Camden do not permit S19 applications to listed building consent) – seek only one further, minor alteration to the previous consented proposals; the removal of a 1980's stair, plus the creation of a new link and niche in order to allow the utility room to become insulated.

When assessing the proposals, the updated Heritage Statement prepared by Jon Lowe Heritage, notes the following:



- A small amount of fabric would need to be removed but this would be minimal and the impacts to the fabric would be minor;
- The changes to the plan form and circulation are minimal;
- The utility area will benefit from an improvement to its condition; and
- There is clear heritage benefit in reinstating the utility room's lost function (as was originally intended by Georgie Wolton).

The design continues to be sympathetic and respectful of the existing building. Therefore, when considered against the aforementioned relevant policies, the additional proposed work and amendment (to that which has already been consented) continues to not result in any harm to the special architectural or historical interest of the building (previously assessed to be at the "very low level of less than substantial harm"), particularly when the proposals will result in the removal of an unoriginal 1980's metal staircase and reinstate the original function of the utility room which was lost.

Furthermore, it is considered that the continued (and enhanced) reinstatement of the utility room would continue to preserve the significance of the Grade II listed building and have a beneficial effect on the overall significance of the listed building.

In light of the above, the proposals 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;
- Design and Access Statement dated December 2024;
- Heritage Statement dated December 2024; and
- Existing Application Drawings, prepared by EBBA:
  - 245-S3-002 Rev - : Existing Ground Floor Plan
  - 245-S3-003 Rev - : Existing Roof Plan
  - 245-S3-010 Rev - : Existing East Elevation
  - 245-S3-011 Rev - : Existing North Elevation
  - 245-S3-020 Rev - : Existing Section AA
  - 245-S3-021 Rev - : Existing Section BB
  - 245-S3-022 Rev - : Existing Section CC
- Consented<sup>1</sup> Application Drawings, prepared by EBBA:
  - 245-S3-101 Rev E: Proposed Ground Floor Plan
  - 245-S3-102 Rev D: Consented First Floor Plan
  - 245-S3-103 Rev D: Consented Roof Plan
  - 245-S3-110 Rev - : Consented East Elevation
  - 245-S3-111 Rev A: Consented North Elevation
  - 245-S3-120 Rev B: Consented Section AA
  - 245-S3-121 Rev A: Consented Section BB
  - 245-S3-125 Rev A: Consented Section CC

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<sup>1</sup> Originally titled as 'proposed' under previous 2024 applications (refs: 2024/1219/P and 2024/1759/L), but now re-titled as 'Consented'. There have been no changes to the revision numbers.



- Proposed Application Drawings, prepared by EBBA:
  - 245-S3-101 Rev F: Proposed Ground Floor Plan
  - 245-S3-102 Rev E: Proposed First Floor Plan
  - 245-S3-103 Rev E: Proposed Roof Plan
  - 245-S3-110 Rev A: Proposed East Elevation
  - 245-S3-111 Rev B: Proposed North Elevation
  - 245-S3-120 Rev C: Proposed Section AA
  - 245-S3-121 Rev B: Proposed Section BB
  - 245-S3-122 Rev B: Proposed Section CC

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.*

**DP9 Ltd.**