

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	06/01/2025
		N/A	<b>Consultation Expiry Date:</b>	15/12/2024
<b>Officer</b>			<b>Application Number(s)</b>	
Matthew Kitchener			2024/4913/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
11 Buckland Crescent London NW3 5DH			See draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Erection of a front/side extension at upper ground floor level over existing lower ground floor level addition and enlargement of existing rear roof terrace at upper ground floor level.				
<b>Recommendation(s):</b>		Refuse planning permission		
<b>Application Type:</b>		Full Planning Application		

<b>Informatives:</b>				
<b>Consultations</b>				
<b>Adjoining Occupiers:</b>	No. of responses	<b>01</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>	<p>A site notice was displayed 15/11/2024 which expired 09/12/2024. A press notice was published 21/11/2024 which expired 15/08/2024.</p> <p>One representation was received from a neighbour commenting that they have no objection to the proposed works in principle, but would recommend that the front line of the front extension is aligned with the equivalent extension of the neighbouring property (13 Buckland Crescent) to maintain symmetry and visual harmony.</p>			
<b>Other responses:</b>  <i>Officer's response in italics</i>	<p>Belsize CAAC commented on the proposal:</p> <p>Para BE37 in the Belsize Conservation Area Statement states that "<i>Normally the infilling of gaps (between buildings) will be resisted where an important gap is compromised ...</i>". It is accepted that a side extension already exists and a precedent has been set. However, this further extension should be no wider than the one next door at no.13 to preserve as much of the gap as possible. New double glazing divisions should be no thicker than for single glazing.</p> <p><i>See section 2 for comment.</i></p>			

## Site Description

The application property is an upper ground floor flat located within a larger building to the east side of Buckland Crescent. It is a mid-19th century semi-detached villa style property that has been divided into self-contained dwelling units. It is located within the Belsize conservation area but is not a listed building. No.11 is identified as making a positive contribution to the overall character and appearance of the conservation area, along with its surrounding neighbours (nos. 1-51 odds). The street is made up of similar semi-detached properties that have also been converted into flats. The buildings are noted as being closely spaced where the narrow gaps between buildings lends a uniform rhythm to the streets.

## Relevant History

**2024/4690/P – Upper ground floor flat, 11 Buckland Crescent** - Replacement windows and doors to front and rear of upper ground floor flat – **Approved 03/12/2024**

**2016/6232/P – Lower ground floor flat, 11 Buckland Crescent** - Alterations to lower ground floor flat (Class C3) including erection of single storey side extension and single storey rear extension – **Approved 24/01/2017**

**2010/0739/P – 51A Buckland Crescent** - Erection of a part one storey/ part two storey extension to the front of the side wing and the replacement of the upper level of the rear extension and a new set of stairs leading to garden level – **Granted 27/04/2012**

**36234 – 35 Buckland Crescent** - Erection of a rear extension at basement level and a 2-storey side extension including the alteration of the existing first floor balcony – **Granted 03/11/1983**

**8401993 – 37 Buckland Crescent** - Extension at side of existing house at basement ground and first floors to provide additional residential accommodation – **Granted 06/02/1985**

## Relevant policies

**National Planning Policy Framework 2024**

**The London Plan 2021**

**Camden Local Plan 2017**

D1 - Design

D2 - Heritage

A1 – Managing the Impact of Development

**Camden Planning Guidance**

CPG Design (2021)

CPG Home Improvements (2021)

**Belsize Conservation Area Statement 2003**

## Assessment

### 1.0. Proposal

1.1 Planning permission is sought for the erection of a front/side extension at upper ground floor level over an existing lower ground floor level addition and the enlargement of an existing rear roof terrace at upper ground floor level.

1.2 The main planning considerations for the proposal are:

- Design and Heritage
- Amenity

## 2.0 Design and Heritage

- 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 that respects local context and character. Policy D2 (Heritage) states that development within conservation areas preserves or, where possible, enhances the character or appearance of the area and preserve garden spaces which contribute to the character and appearance of a conservation area.
- 2.2 The site lies within the Belsize Conservation Area the character and appearance of which the Council has a statutory duty to preserve or enhance. Policy BE37 of the Belsize Conservation Area Statement says that *“there are many semi-detached and detached villas in the Conservation Area and side extensions would only be acceptable where they do not upset the character and relationship between the properties, particularly where significant and well-preserved gaps between buildings provide views through to rear mature gardens. Normally the infilling of gaps will be resisted where an important gap is compromised or the symmetry of the composition of a building would be impaired. Where side extensions would not result in the loss of an important gap they should be single storey and set back from the front building line”*.
- 2.3 The Belsize Conservation Area Statement identifies No. 1-51 (odd) as unlisted buildings that make a positive contribution to the special character and appearance of the conservation area. Buckland Crescent is identified as having buildings that are characterised by the repeated forms of the stucco villas, whose design gives a strong identity and unity of appearance to the area. The closely spaced villas maintain a continuous building line and their repeated forms with narrow gaps between give a uniform rhythm to the streets and provide important, glimpsed views. The eastern side of the street is characterised by lower ground floor side extensions and 3 storey side / rear extensions that are set back xm from the front elevation of the house. Various side extensions above lower ground floor level have been constructed historically that have, over time, reduced the gaps between properties. Despite this, the majority of properties have retained some sort of gap and are still semi-detached villas with side extensions above lower ground floor level being set away from the shared boundary.
- 2.4 No. 11 has previously benefited from a lower ground floor extension at the side that was approved in 2016. It is proposed to erect a side extension on top of this previous side extension and in front of a three-storey side projection situated to the rear of the proposed extension. Both of these previous extensions project up to the boundary with the adjacent property. The adjacent neighbouring property No. 13, has also been extended at the side but has been set away from the boundary. It has a three-storey element that matches No. 11 in size and appearance and a first-floor extension that is set in from the side wall of the three-storey element and results in a spatial gap being left that helps retain the characteristic gaps between the properties as mentioned in the Conservation Statement.
- 2.5 The proposed first floor side extension to the host property would extend up to the boundary line of the property and would be set back approximately 1m from the front elevation of the dwelling. It would measure 4m high by 4m deep. Combined with the height of the existing ground floor site extension it would be located on, it would measure a total of 7m high from ground level. This

combined height and width would extend up to the boundary and would result in the removal of the identified characteristic appearance of the narrow gaps between the dwellings as identified in the Conservation Statement. The location of the relatively deep extension set back only 1m from the front elevation of the property would also reinforce the presence of this large extension and further reduce the feeling of space between the buildings.

- 2.6 The proposed extension would result in the loss of this important gap and sense of space, which is characteristic to the built form in the local environment within this part of the Belsize Conservation area as identified in the Belsize Conservation Statement.
- 2.7 The extension would be flat roofed in design with materials to match those of the existing dwelling including a render finish to match. A window is proposed to the front elevation and no openings are proposed in the side elevation. The window will match the design and appearance of the existing windows in the property.
- 2.8 Numbers 5, 9, 13 and 17 Buckland Crescent are referred to in the Design and Access Statement as having a similar first floor extension however there appears to be no relevant planning permission for these extensions. Works of a similar nature have been undertaken at nos.35 and 37. Buckland Crescent. Both applications are historic having been approved in the early/mid 1980's. These side extensions have been constructed up to the boundary at 1<sup>st</sup> and 2<sup>nd</sup> floor levels at both properties. These extensions demonstrate how cumulative extensions that extend up to the shared boundary between the villas impairs the symmetry and integrity of the architectural composition of the houses and its neighbours. With hindsight this shows that the result of these historic permissions is that the extensions resulted in the loss of the gaps between the properties and resulted in a negative impact on the appearance and character of the properties within the conservation area and streetscene. No. 51 Buckland Crescent benefited from a two storey side extension in 2012 (2010/0739/P) however this property is at the end of the residential terrace and is situated adjacent to an access road that serves the neighbouring detached residential building. The presence of this access road helps to retain a gap within the streetscene and therefore this location is considered to be materially different to the location of the application property.
- 2.9 The impact of the proposed extension on the positive contribution which the host building makes to the character and appearance of the conservation area is considered to be deleterious, i.e. fails to preserve or enhance. This is down to its scale, siting, height and width. Due to the character of the existing 'narrow gaps' between the buildings in Buckland Crescent this proposal would result in the loss of this space and the glimpsed views between the buildings which is characteristic of this side of the street and enables their obvious separation within the streetscene. The proposal is contrary to policies D1 and D2 of the Camden Local Plan 2017 and Policy BE37 of the Belsize Conservation Area Statement 2003.
- 2.10 It is proposed to extend the roof terrace at the rear of the property. Currently the upper ground floor flat benefits from a roof terrace on part of the existing ground floor rear extension measuring approximately 12 square metres. It is now proposed to extend the roof terrace to the whole area of the flat roof resulting in an increase of the area by 16 square metres. This results in the roof terrace measuring 28 square metres in total. The terrace would be enclosed by a metal railing balustrade approximately 1.1m high. It is considered that the proposed design of the terrace would not appear out of place in this location and therefore this would comply with Policies D1 and D2 of the Camden Local Plan.

2.11 Considerable importance and weight have been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance conservation area, under s. 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

### **3. Amenity**

- 3.1 Policy A1 aims to protect the quality of life of occupiers and neighbours. This includes such factors as visual privacy, outlook, sunlight, daylight, overshadowing and artificial light levels.
- 3.2 It is proposed to extend the roof terrace at the rear of the property. Currently the upper ground floor flat benefits from a roof terrace on part of the existing ground floor rear extension measuring approximately 12 square metres. It is now proposed to extend the roof terrace to the whole area of the flat roof resulting in an increase of the area by 16 square metres. This results in the roof terrace measuring 28 square metres in total. The terrace would be enclosed by a metal railing balustrade approximately 1.1m high. The roof terrace would directly abut the boundary wall with No. 9. It is noted that No. 9 has a small roof terrace currently which this would adjoin. An existing boundary wall between the two terraces that provides screening would be retained. The resultant roof terrace at No. 11 would be considerably larger than the existing terrace in terms of floor area and would therefore be able to contain more users. The neighbouring property on the other boundary, No. 13 does not benefit from a roof terrace at the rear. The existing roof terrace at no. 11 is restricted in depth to 1.15m due to the location of the existing 1.1m high railings. The proposal would remove the railings in order to allow access to all the roof of the rear extension that would project beyond the existing roof extension at no. 9. Although the proposed roof terrace would be set away from the boundary with no. 13 by 3.4m it would be possible to gain direct views into the rear patio area and garden of no. 13 due to the limited height of the boundary wall at 2m. It is considered that due to the resultant large size of the roof terrace that this could have a negative impact on the amenity of the adjoining occupiers due to overlooking from the enlarged terrace, especially into the garden of No. 13. It is noted that potentially privacy screens could be introduced to prevent overlooking however it is considered that this would introduce potentially harmful visual clutter at first floor level.
- 3.3 It is considered that the proposal has the potential to result in detriment to the amenities of neighbouring occupiers due to overlooking and noise and is contrary to policy A1 of the Camden Local Plan.

### **5. Recommendation:**

#### **Refuse Planning Permission for the following reasons:**

1. The proposed extension by reason of its height, bulk, and scale would result in the loss of the characteristic spaces between the buildings in Buckland Crescent which characterises the area and would result in harm to both the character and appearance of the host building and the character and appearance of the conservation area contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.
2. The proposed increase in the size of the rear roof terrace, by reason of its large size and proximity to the neighbouring property at No. 13 would be likely to result in an intrusive level of

overlooking at close range detrimental to the amenities of the adjoining occupiers contrary to policy A1 (Managing the impact of development) of the Camden Local Plan 2017.