

*London Office:*

80-83 Long Lane

London, EC1A 9ET

28<sup>th</sup> January 2025

**Via Planning Portal**

Dear Sir/Madam,

**HOUSEHOLDER PLANNING APPLICATION - THE TOWN AND COUNTRY PLANNING ACT 1990**

**SINGLE-STOREY ROOF EXTENSION TO EXISTING RESIDENTIAL PROPERTY WITH ALTERATIONS TO FRONT EXTERIOR FAÇADE**

**17 BELSIZE PARK MEWS, LONDON, NW3 5BL**

Please accept this covering letter as an accompaniment to this planning application for proposed works at 17 Belsize Park Mews, NW3 5BL ('the site'). This letter provides a brief description of the site and details of the proposed development.

Please also find enclosed for your consideration a completed application form, CIL Form and a full set of existing and proposed plans.

**The Site & Surroundings:**

The site is located in North-West Camden, on the southern side of Belsize Park Mews, and comprises of a two-storey residential property. The dwelling is not statutory or locally listed, however is located within the Belsize Conservation Area (Sub Area Two: Belsize Village). The mews area has a distinct character, with the traditional properties being of two-stories that front narrow streets and courtyards. Many of the properties have been altered and extended, particularly the windows, doors and roof finishes. This includes several upward extensions (figure 1).



Figure 1: Google Maps Arial Image of Belsize Mews. The application site is identified in a red dashed line. Properties with existing roof extensions shown in a green dashed line. Consented but not built roof extensions in a black dashed line.

### **Relevant Planning History:**

#### ***-The site-***

On the 11<sup>th</sup> of May 1961, planning permission was granted (ref: TP/34516/W/30245) for the rebuilding of 2-6 (Consec) and 15-17 (Consec) Belsize Park Mews as 8 dwellings with private garages.

On the 6<sup>th</sup> of March 2018, planning permission was granted (ref: 2017/6728/P) for alterations to the front elevation of the building to include new brickwork to the front facade, replacement windows and front entrance door, conversion of garage to habitable room with new garage door, and insertion of two new roof lights.

#### ***-Similar nearby sites-***

3 Belsize Park Mews:

On the 13<sup>th</sup> of February 2018, planning permission was granted (ref:2017/6198/P) for the erection of an extension at roof level.

9 Belsize Park Mews:

On the 25<sup>th</sup> of October 2015, planning permission was granted at appeal (APP/X5210/D/13/2204613) (LPA ref:2013/2506/P) for the reception of additional floor at second floor level, to include green roof, 2 x roof lights to rear roof slope, 2 x balustrades to front elevation of single dwelling house (Class C3)

15 Belsize Park Mews:

On the 7<sup>th</sup> of August 2024, planning permission was granted (ref:2023/3492/P) for the erection of a roof extension, new basement level, alterations to fenestration and associated works.

Please see Appendix 1 for extracts from the approved plans and documents.

**Proposal:**

This application seeks planning permission for a single storey roof extension with alterations and enhancements to the principal elevation.

For full details of the proposed development please refer to the submitted plans and elevations.

**Legislation, Policy & Guidance:**

**Legislation:**

Section 38(6) of the Planning & Compulsory Purchase Act provides that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Section 72 (1) of the Planning (Listed buildings and Conservation Areas) Act 1990 states that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

**National Planning Policy:**

The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental and social.

The following sections of the NPPF are most relevant to the consideration of this application:

- Section 12 (Achieving well-designed places)
- Section 16 (Conserving and enhancing the historic environment)

## **Local Planning Policy:**

The adopted Development Plan of Camden comprises of the London plan (2021) and the Camden Local Plan (2017).

Camden's Planning Guidance (CPG's) and Conservation Area Appraisals provide advice and information as to how the council apply their development plan policies. These documents are material planning considerations.

The following policies and guidance are considered relevant to the proposed development:

### **The London Plan (2021)**

- D1: London's form, character and capacity for growth
- D3: Optimising site capacity through the design-led approach
- D4: Delivering good design
- HC1: Heritage conservation and growth

### **Camden Local plan (2017) (CLP)**

- A1: Managing the impact of development
- D1: Design
- D2: Heritage

### **Camden's Planning Documents (CPD)**

- Belsize conservation area statement (2003)
- Amenity (2021)
- Design (2021)
- Home improvements (2021)

## **Planning Assessment:**

### **Principle of Development:**

Law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

The site comprises a building in active residential use and no changes are proposed to the established use class. In such locations, there are no development plan or national planning policies that restrict the extension or alteration of residential properties in principle, subject to the consideration of all other detailed matters.

### **Design & Heritage:**

Camden Local Plan (CLP) Policy D1 states that the council will seek high quality design in development. The council will require that development reflects the criteria (A-O) as stated within the policy. The council will resist development of poor design that fails to take the opportunities available for

improving the character and quality of an area. CLP Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and Listed Buildings. These aims are further reflected in London Plan Policy CH1 (Heritage Conservation and Growth). Specific guidance in relation to extensions to existing properties and achieving good design is further provided in the 'Home Improvements' and 'Design' Camden Planning Guidance (CPG).

In respect to roof extensions, Camden's 'Home Improvements' and 'Design' Camden Planning Guidance (CPG's) advises that a successful roof extension would consider the overall roof form of the existing building, adjoining buildings and be proportionate to the roof being extended. The guidance continues to set out that not every unbroken roofline is of heritage value and therefore is not worthy of preservation and that conservation area appraisals identify certain terraces or groups of buildings that are significant due to their unbroken roofline which means they hold heritage value.

Belsize Conservation Area Statement describes the character of the conservation area as being largely derived from mid-19<sup>th</sup> century Italianate villas. The site is located in sub area 2 – Belsize Village – The Mews Area. This area is described as being characterised by single aspect two storey mews terraces generally built in London stock brick, with red brick detailing, fronting directly onto narrow streets and courtyards. The properties are described as being generally uniform in their simple elevation treatment providing rhythm and consistency in the terrace. The pitched roofs are generally slate with party walls expressed by upstands at roof level and having shared chimney stacks at the ridge. Many of the properties are identified as having large ground floor openings and a number retain the original vertically boarded garage doors with glazed upper panels and upper floor windows are generally small vertically proportioned sash windows. Belsize Mews is described as an attractive and appropriately scaled 1980's housing redevelopment. The building, like the neighbouring mews dwellings, is identified in the statement as making a neutral contribution to the special interest of the conservation area. Notably, the appraisal does not identify the roofscape in the mews as being of heritage value.

The application building is a two storey terraced mews, located adjacent to a narrow lane. Like many of the other properties in the mews, the building has been altered in respect to its external finish, windows and its large ground floor openings infilled with domestic scale fenestration (figure 2).



Figure 2: Google Street View Image dated July 2019 of the application site (red dashed line) from the front of the building on Belsize Mews (left) and looking north west from the junction of Belsize Park Mews and Belsize Lane (right). Note the diversity of façade finishes and detailing found in the mews.

The proposed upward extension is set back from the front façade, such that it would be clearly subservient to the host building. The extension would be viewed in the context of the neighbouring



mansard roof extension at no.76 Belsize Lane and the roof extension at no.3 Belsize Park Mews, opposite (figure 3). The proposed roof extension is of a similar height to the neighbouring mansard at no.76 Belsize Park Mews and it will not project in any direction from the party wall with no.76 Belsize Park Mews. The extension would not be readily visible from street level, owing to the narrowness of the street and the existing parapet. Several properties in the mews have been extended by way of roof extension, such that these type of extensions now form part of the established character of the mews. The proposed windows align the fenestration through the principal façade, improving the buildings symmetry and appearance. The materials proposed are to match that of the existing building and that found elsewhere on the street. The proposed extensions and alterations are sympathetic to the appearance of the host building and the character of the mews.



Figure 3: Google Street view image dated July 2019 looking south east towards the junction with Belsize Lane from the north west of Belsize Mews. The indicative location of the proposed roof extension is shown in a red dashed line. Note how it would be viewed in the context of the adjacent mansard of no. 76 Belsize Lane.

The proposed extension and alterations are sympathetic to the appearance of the host building. The roof extension is subservient to the host building and innocuous addition to the roofscape, in keeping with the character of upward extensions to properties in the mews. The proposal preserves the natural contribution that the building makes to the special interest of Belsize Conservation Area. The development accords with section 72 of the listed building and conservation area act, Local Plan Policies D1 and D2 and Camden's Design and Home Improvements CPG.

### **Residential Amenity:**

CLP Policy A1 seeks to ensure development protects neighbouring occupiers from the adverse impact of development. The council will grant permission for development unless this causes unacceptable harm to amenity. This is echoed in guidance contained within the NPPF and the London plan.

The 'Amenity' and 'Home Improvements' CPG's require development to be designed to protect the neighbour amenity in respect to privacy, outlook, overlooking and noise.

The proposed upward extension is modest in height, set back from the principal elevation and has a roof that slopes away from the rear elevation. As a result, the proposal would not harm neighbour amenity with respect to outlook, overbearing or light impacts. The daylight and sunlight assessment that accompanies the submission demonstrates that the proposal would not result in any harmful impacts on light entering neighbouring habitable windows, with all tested neighbouring windows meeting British Research Establishment target levels for vertical sky component, daylight distribution and annual probable sunlight hours tests.

The additional windows in the principal elevation would not give rise to any materially different overlooking or privacy impacts above that of the existing fenestration. The proposed roof lights are placed such that they would not offer any overlooking opportunity.

In line with Local Plan Policy A1 and Camden's Design and Home Improvements CPG, the proposal would not harm neighbour amenity.

**Summary:**

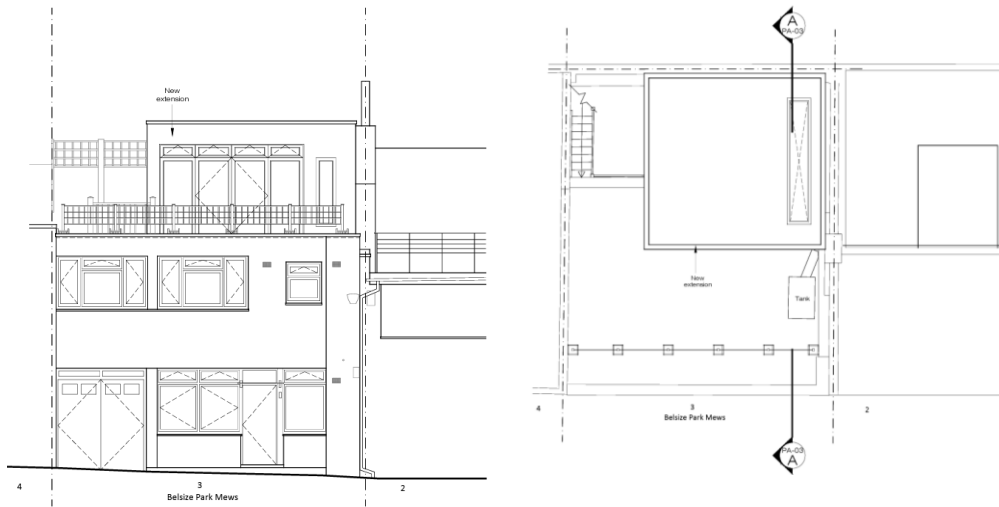
As demonstrated within this letter, the proposal constitutes high quality design that preserves the contribution that the building makes to the special interest of Belsize Conservation Area whilst preserving neighbour amenity. The development is sustainable development and in accordance with the Development Plan. Therefore, it is respectfully requested that planning permission is granted.

I trust the commentary above is clear but if you require any points of clarification or have any questions, please do not hesitate to contact me.

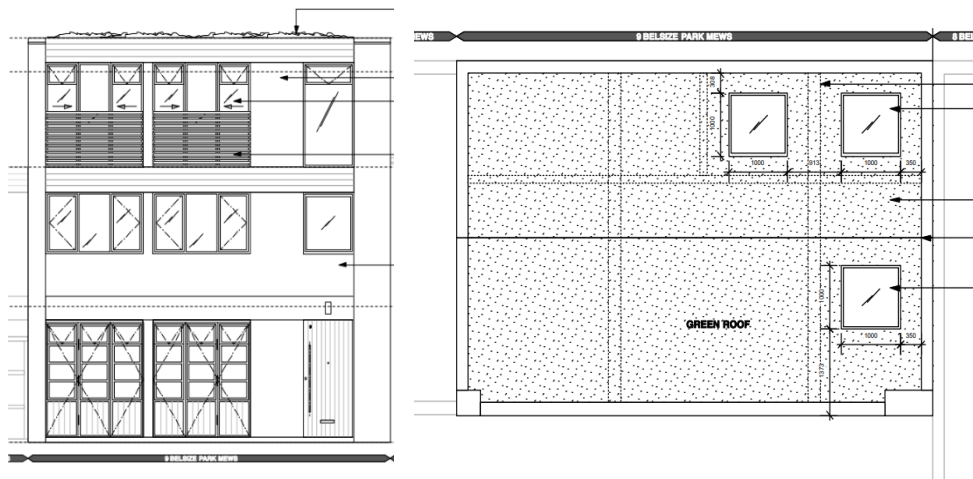
Yours faithfully

**Stuart Minty**  
**Director**  
**SM Planning**

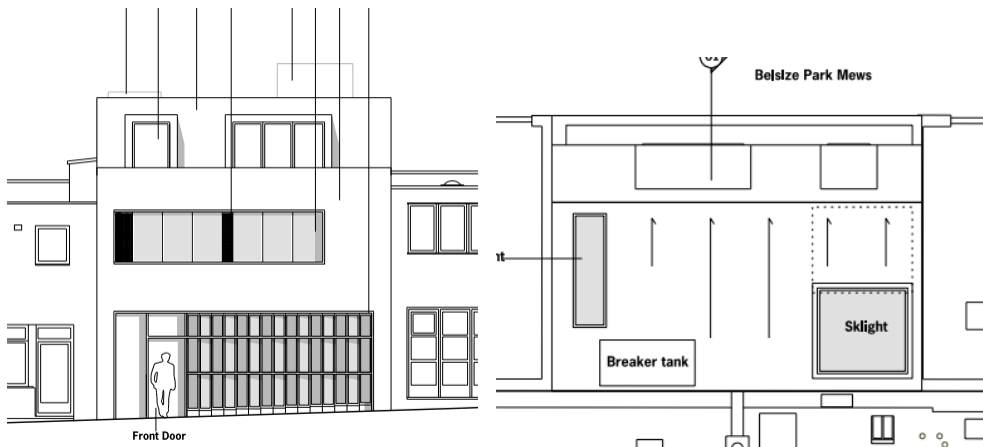
**Appendix 1: Extracts from the approved plans and documents from planning permissions 2017/6198/P (3 Belsize Park Mews), 2013/2506/P (9 Belsize Park Mews) & 2023/3492/P (15 Belsize Park Mews)**



Approved proposed front elevation and roof plan for the roof extension at 3 Belsize Park Mews (ref: 2017/6198/P).



Approved proposed front elevation and roof plan for the roof extension at 9 Belsize Park Mews (ref: 2013/2506/P).



Approved proposed front elevation and roof plan for the roof extension at 15 Belsize Park Mews (ref: 2023/3492/P).