

**Flat 3, 26 Belsize Lane, London NW3 5AB**  
**Design, Access and Heritage Statement: Ref: F3-26BL-DAH**

9<sup>th</sup> May 2025  
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## **1.0 Introduction**

This document supports and justifies a retrospective Planning Application submitted to Camden Council Planning Authority for a replacement conservatory roof to the 1<sup>st</sup> floor rear of this property.



**Front Elevation**

## **2.0 Description of Existing Building**

The building is a four-storey Victorian detached building constructed around 1895 and converted into four self-contained flats in 1985, under LB Camden planning permission 8500236 - 8th May 1985 - and planning permission 851224 - 17th July 1985.

There is a small communal front garden, and a private rear garden for Flat 1 and Flat 2 - both lower/upper ground floor maisonettes. Flat 3 is on the first floor with a small front terrace and the rear subject conservatory. Flat 4 is on the second floor within the crown roof envelope, with a rooftop conservatory and two roof terraces.

The building is located in the Fitzjohn's and Netherhall Conservation Area, and retains its traditional red brickwork and box sash windows with some modern additions including the Flat 3 conservatory - all in accordance with the 1985 planning permissions.

The only significant addition since 1985 is a garden studio in Flat 2's rear garden - planning permission 2021/3553/P - 28th August 2021.

The Flat 3 conservatory was constructed as part of the 1985/86 conversion works. This included a glazed pitched roof with lead-covered angle braces. The roof area is 9.8 sq m and the glazed area is 6.6 sq m - 67% of the conservatory roof.

### **3.0 Relevant Planning History**

- 3.1 **2018/0385/P:** *Extension to the western side of the existing glazed room at roof level. Granted Permission 26-04-2018.*
- 3.2 **8501224:** Conversion into 4 flats as a revision to the scheme approved on 6th June 1985 as shown on drawing nos. 853/L10H L11H L16D L17D. *Granted Permission 11-09-1985*

### **4.0 Description of Proposals**

- 4.1 This retrospective planning application is for the replacement of the 40-year old glazed pitched roof with a lead-covered flat roof with small rooflight - for the conservatory forming part of Flat 3 at 26 Belsize Lane.
- 4.2 The 1985 pitched roof was a complex structure and included unsatisfactory narrow valley gutters prone to leakage in even moderate rainfall. The leakage problems worsened over the years leading to serious rotting of the timber roof structure. In 2012 and 2017, substantial repairs were carried out but the leakage problems continued, leading to the decision to replace the entire glazed roof with the current flat roof. This was carried out in June/July 2024.

The new flat roof incorporates traditional lead sheet roofing with lead-roll joints, and a small 750/1050mm polycarbonate rooflight (900/1200mm external dimensions).

Traditional lead sheet roofing and cladding is located elsewhere in the building, including the main staircase flat roof, dormer cheeks and transoms, and parapet copings.

### **5.0 Appearance and Materials**

- 5.1 Lead was used to match the previous material and to reflect the high quality of the works

### **6.0 Amenities**

- 6.1 The neighbours' amenities remain undisturbed. The eaves of the new flat roof are at the same level as the previous pitched roof - whose ridge was 800mm above eaves level. The new roof is marginally less visible from ground level than the previous roof, although this reduction in visibility is minor and is not considered to be significant.

The new rooflight 'glazed' area is 0.8 sq m - 8% of the roof area - as compared with the previous 67% glazed area, and is approximately 600mm lower than the previous glazing and 900mm further away Flat 4's windows. The impact on Flat 4 (if any) is therefore significantly reduced.

Because of the reduction in volume and height, and the substantial reduction in glazed area, the impact of the new roof both for 26 Belsize Lane and for adjoining buildings is insignificant and could be considered to be an improvement in both design and impact terms.

### **7.0 Impact on the Street Scene**

- 7.1 The proposals are not visible from the street.

**8.0 Access**

- 8.1 Disabled access to, from, and within the property will be unaffected by the proposals.

**9.0 Sustainability**

- 9.1 The roof is less glazed and is insulated to current Building standards and so represents a net long term carbon reduction.

**10.0 Refuse & Recycling**

- 10.1 The existing arrangement will remain unaltered.

**11.0 Conclusion**

The application proposals are in full compliance with the aims and objectives of the relevant Camden Planning Guidance. For these reasons we consider Planning Permission should be granted accordingly.