

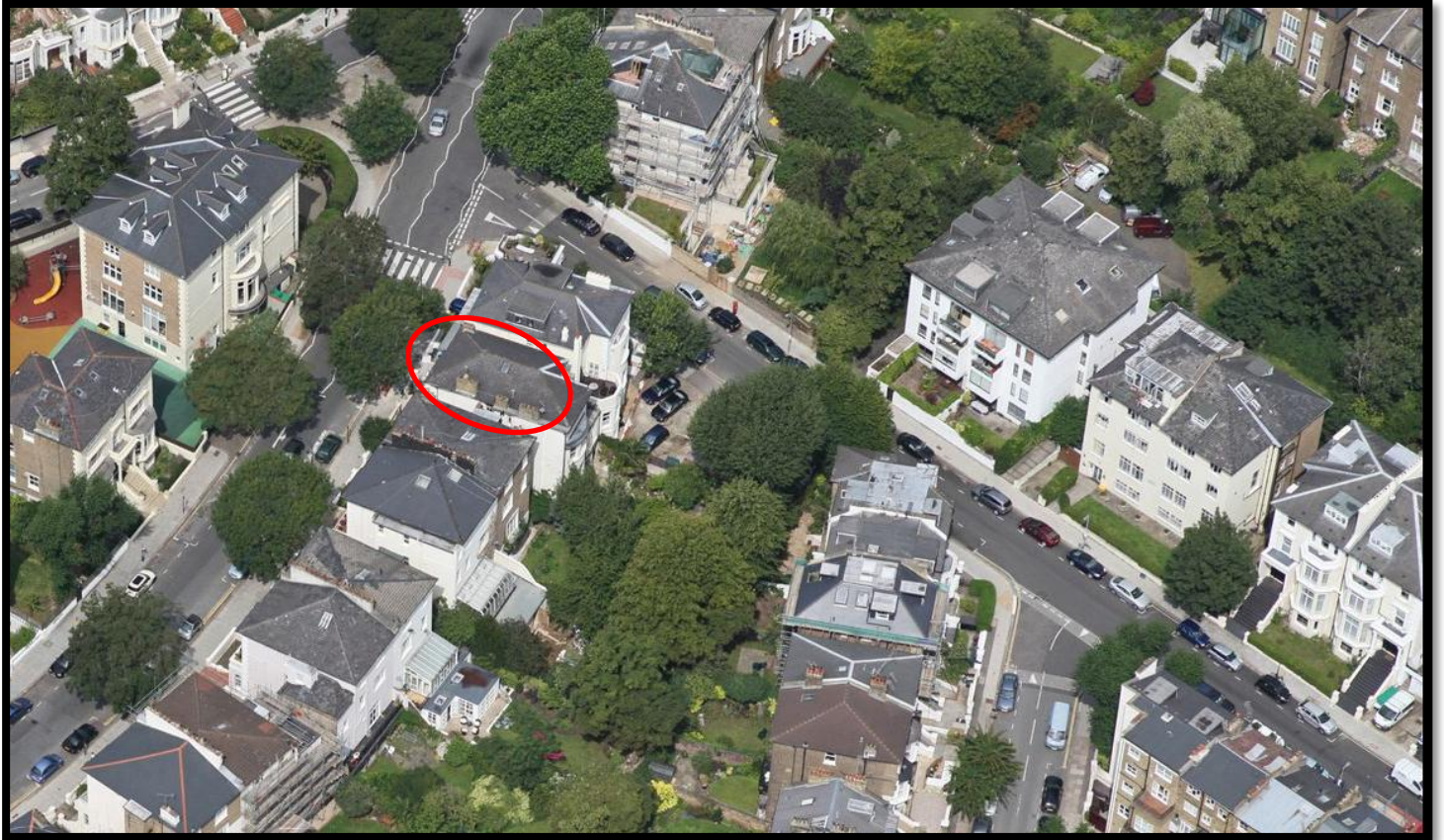
# 3 Buckland Crescent (2013/8073/P)



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

# Photos

## Aerial view





Front elevation



Street view  
looking north

View to roof from street



Street View looking south



<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	13/02/2014
		N/A / attached		<b>Consultation Expiry Date:</b>	30/01/2014
<b>Officer</b>			<b>Application Number(s)</b>		
Emily Marriott-Brittan			2013/8073/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
3 Buckland Crescent London NW3 5DH			Refer to 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>					
Alterations to roof level to include the addition of side dormers.					
<b>Recommendation(s):</b>		<b>Grant Permission</b>			
<b>Application Type:</b>		<b>Full planning permission</b>			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>36</b>	No. of responses	<b>04</b>	No. of objections	<b>04</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>Press notice published from 09/01/2014 to 30/01/2014. Site notice displayed from 02/01/2014 to 23/01/2014.</p> <p><b>Consultation response</b></p> <ol style="list-style-type: none"> <li>1. Objection from neighbouring dwellinghouse (objected twice) regarding the design of the dormer extension and the impact on the Victorian style of the building;</li> <li>2. Objection from adjoining neighbour regarding privacy concerns as a result of the new dormer;</li> <li>3. Objection from adjoining neighbour regarding structural integrity of the building and proposed works;</li> </ol> <p><b>Officer response</b> Amendments were sought by Council for the proposed works. It was considered that the proposed side dormers were unacceptable and it was recommended that a more appropriate proposal would include rooflights only and no dormers.</p> <p>Structural work is outside the remit of planning and as such is not a material consideration.</p>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	<p><b>Belsize CAAC:</b>The CACC objected on the basis that the proposed works are unacceptable and out of scale.</p> <p><b>Officer response</b> Amendments were sought by Council for the proposed works. It was considered that the proposed side dormers were unacceptable and it was recommended that a more appropriate proposal would include rooflights only and no dormers.</p> <p>The revised showing the removal of the dormers and the proposed rooflights was sent to the Belsize CACC on 19/02/2014 however no response has been received to date.</p>					

## Site Description

The application site relates to four storey flats located on the western side of Buckland Crescent. The site is located in the Belsize Park Conservation Area. The site is identified as making a positive contribution to the conservation area in the Belsize Conservation Area Statement. The site has an article 4 Direction.

## Relevant History

### 19 Buckland Crescent

**2012/2537/P** - Installation of 3 x rooflights (one each on front, rear and side roofslopes) and new folding glazed doors to existing second floor terrace on side elevation, new glazed door to existing second floor terrace on rear elevation and re-instatement of blind window on rear second floor level elevation all in connection with existing top floor flat (Class C3) (granted).

## Relevant policies

### NPPF - 2012

### The London Plan 2011

### LDF Core Strategy and Development Policies 2010

CS1 (Distribution of Growth)  
CS5 (Manage impact of growth)  
CS14 (Promoting high quality places and conserving our heritage)  
DP24 (Securing high quality design)  
DP25 (Conserving Camden's heritage)  
DP26 (Managing the impact of development on occupiers and neighbours)

### Belsize Conservation Area Statement 2003

### Camden Planning Guidance 2011/2013 - CPG 1 (design) CPG 6 (amenity)

## Assessment

### 1.0 Proposal

1.1 Planning permission is sought for alterations to roof level to include the addition of side dormers which would be installed in connection with the conversion of the attic space into a habitable room with en-suite bathroom. The amended proposal is for the installation of rooflights only.

### 2.0 Amendments

2.1 It was advised on 04/02/2014 that the proposed side dormers would not be supported as they would be highly visible in the streetscape. It was advised that there may be potential for rooflights.

2.2 The applicant provided revised drawings on 11/02/2014 showing the removal of the side dormer and the installation of 9 rooflights. Council advised that nine rooflights was considered inappropriate in relation to the existing dwellinghouse and the wider conservation area and recommended two would be more appropriate. The applicant provided revised plans showing four proposed rooflights on 11/02/2014.

### 3.0 Design

3.1 The proposed four rooflights will be flush with the existing roof in 'conservation style' with two rooflights either side of the ridgeline. A recent planning permissions was given for the installation of 3 rooflights at 19 Buckland Crescent (one each on front, rear and side roofslopes) and there are a number of other properties along Buckland Crescent and nearby which also have rooflights.

3.2 The Belsize Conservation Area statement states that roof alterations should not change the form or shape of the roof or have a harmful impact on the character of the conservation area. The rooflights would not result in a significant loss of original roof material or detract from the robust appearance of the roof. The rooflights are positioned symmetrically either



side of the ridgeline with a generous gap between each pair. Given the shallower pitch of the roof the rooflights would not be readily visible from the street. The rooflights are therefore considered to comply with the Belsize Conservation Area Statement.

#### **4.0 Amenity**

4.1 Given the location of the rooflights, no amenity issues are raised.

**5.0 Recommendation:** Grant Permission.

Nathan Turner  
Flat 4  
3 Buckland Crescent  
Belsize Park  
London  
NW3 5DH

Application Ref: **2013/8073/P**  
Please ask for: **Emily Marriott-Brittan**  
Telephone: 020 7974 4206

27 February 2014

Dear Sir/Madam

**DRAFT**  
**DECISION**

Town and Country Planning Act 1990 (as amended)  
Town and Country Planning (Development Management Procedure) Order 2010  
Town and Country Planning (Applications) Regulations 1988

### **Full Planning Permission Granted**

Address:  
**3 Buckland Crescent**  
**London**  
**NW3 5DH**

**DECISION**

Proposal:  
Alterations to roof level to include 4 rooflights.  
Drawing Nos: Proposed: PD152 - revised; PD250 - revised.  
Existing: PD100; PD101; PD102:PD103; PD200; PD300.

The Council has considered your application and decided to grant permission subject to the following condition(s):

#### Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as

possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Proposed: PD152 - revised; PD250 - revised.  
Existing: PD100; PD101; PD102:PD103; PD200; PD300.

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

Culture and Environment Directorate  
(Duly authorised by the Council to sign this document)

**DRAFT**

**DECISION**