

<b>Delegated Report</b> <b>(Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	04/11/2013
		N/A / attached		<b>Consultation Expiry Date:</b>	31/10/2013
<b>Officer</b>			<b>Application Number(s)</b>		
Sally Shepherd			2013/5354/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
2 Belsize Park Gardens London NW3 4LD			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>					
Erection of a single storey rear extension, installation of 2 x new windows and door on side elevation and replacement of windows on existing rear extensions with sliding doors at ground floor level to flat (Class C3).					
<b>Recommendation(s):</b>		Grant Planning Permission			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	17	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	A site notice was displayed from 02/10/2013 until 23/10/2013 A press notice was published from 10/10/2013 until 31/10/2013  No responses were received					
CAAC/Local groups* comments: *Please Specify	The Belsize CAAC objected to the application, stating the following: <ul style="list-style-type: none"><li>• Object to extension of existing extension making for a full width new façade to rear elevation and the visual impact of this asphalt roof on upper flats</li><li>• Object to increased paved area and subsequent loss of garden space</li><li>• Object to new door and window to flank wall – insufficient information submitted</li><li>• Object to the quality of design which does not enhance the conservation area</li><li>• It is the view of the BCAAC that this application and all similar applications for extensions to ground floor properties in multiple occupation houses and villas be refused as a matter of principle</li></ul> Officer's response: Please see section 3.1 – 3.4 of the assessment section below					

## Site Description

The application site comprises a 3-storey Victorian semi-detached house located on the north side of Belsize Park Gardens in the Belsize Park Conservation Area. The property is divided into flats.

The building is not listed but is noted as being a building that makes a positive contribution to the character and appearance of the Belsize Park Conservation Area.

## Relevant History

**14745** – Planning permission granted on 02/02/1973 for conversion into 9 units at 2 Belsize Park Gardens.

**17188** – Planning permission refused on 04/02/1974 for the erection of a 5-storey building containing 4 town-houses, 4 flats, and car parking for 7 cars on the land between Avenue House and 2 Belsize Park Gardens.

**24997** – Planning permission granted on 09/09/1977 for change of use to nine self-contained flats, including works of conversion.

**PW9605155** – Planning permission withdrawn on 13/02/1997 for partial demolition of rear ground floor elevation, widening of existing window opening and erection of a conservatory.

**PW9605155R1** – Planning permission refused on 21/03/1997 for erection of a conservatory at the rear, 25sq metres and insertion of new window in side elevation.

**PW9702439** – Planning permission granted on 18/07/1997 for erection of a conservatory at the rear.

**PW9802555** – Planning permission refused on 10/09/1998 for erection of a rear ground floor conservatory extension.

**PW9902560** – Planning permission granted on 07/09/1999 for erection of a conservatory at rear.

## Relevant policies

**National Planning Policy Framework 2012**

**London Plan 2011**

**LDF Core Strategy and Development Policies**

**Core Strategy**

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

**Development Policies**

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

**Camden Planning Guidance 2013**

CPG1 (Design)

CPG6 (Amenity)

**Belsize conservation area statement 2003**

## Assessment

### 1. Proposal

1.1 Permission is sought for the following:

- Erection of a single storey rear extension to the garden flat. The extension would measure 4.3m (w) x 3m (h) x 3.2m (d) and would have a flat roof and a set of double doors on the rear elevation.
- Replacement of window on existing rear extension with 3 sliding doors.
- Relocation of entrance door on the west elevation to replace an existing window.
- Installation of 2 x new windows on west elevation.
- Hard and soft landscaping to including, lowering the existing raised decking area to form a new patio to rear.

### 2. Assessment

2.1 This application is assessed in terms of the impact on the appearance of the host building and the conservation area and the impact on adjoining properties.

### 3. Design

3.1 With regard to rear extensions paragraph 4.10 of CPG1 outlines the Council's expectations in terms of design. The Belsize Park Conservation Area Statement states that rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. It goes on to say extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. It also states that rear extensions will not be acceptable where they would spoil a uniform rear elevation of an unspoilt terrace or group of buildings.

3.2 The rear elevations of the Belsize Park Gardens terrace are characterised by full height bay window, however the application property does not have a bay window or any significant architectural features on the rear elevation. There are several examples of single storey extensions along the terrace including a full width extension one at no.6 which was granted planning permission in 2010 (Ref. 2010/5167/P). The existing single storey extension at the property was granted planning permission in 1999.

3.3 The proposed extension would be rendered white to match the existing property and its bulk, proportion and overall size is considered to be acceptable and in keeping with the design of similar extensions along the terrace. The extension would project to the same depth as the existing extension and would not project beyond the side elevation of the existing property. As the proposed extension would be finished in render rather than glass, it is considered to read as a separate addition to the existing extension. As the asphalt roof is a flat roof, it is not considered to have an impact on the special interest of the conservation area or on the amenity of the neighbouring property above. The new double doors would match the existing fenestration pattern of the host property. Due to its location at rear lower ground floor level, the proposal will not be visible from the public realm. The secluded nature of the rear garden will ensure it would only be subject to limited private views from the neighbouring properties. The new sliding doors on the existing extension would be a minor alteration which is acceptable in design terms.

3.4 The new windows and door on the west elevation would be designed to match the existing style and materials. The new door would replace an existing opening to the side elevation and would not be visible from the public realm. The new patio will measure approx 36.5m<sup>2</sup> and will only be marginally larger than the existing patio and decking area (approx 34.3m<sup>2</sup>). 62 m<sup>2</sup> of soft landscaping will remain and so the proposal is not considered to result in a harmful loss of soft landscaping.

### 4.0 Amenity

4.1 The extension would be 4.9m away from the shared boundary with no.4 and due to the separation distance between the application site and the neighbouring building to the west there would be no resultant loss of sunlight, daylight or outlook to any neighbouring properties.

### 5.0 Recommendation

5.1 Grant Planning Permission

### DISCLAIMER

Decision route to be decided by nominated members on Monday 18<sup>th</sup> November 2013. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'