

Site Location Plan



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|---|----------------------------|---|-------------------------------------|----------------------------------|-----------|-------------------|-----------|
| Delegated Report (Members Briefing) | | Analysis sheet | | Expiry Date: | | 24/10/2013 | |
| | | N/A | | Consultation Expiry Date: | | 03/10/2013 | |
| Officer | | | | Application Number(s) | | | |
| Sam Fowler | | | | 2013/5423/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 26 Belsize Square London NW3 4HU | | | | Refer to decision notice | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Erection of infill side extension with gravel finished roof above, use of existing rear extension at raised ground floor level as terrace with metal railing balustrade to replace existing pitched roof, replacement of windows with French doors at rear lower & raised ground floor levels, removal of external side stair, replacement of railing to section of boundary wall with brickwork, and works of hard landscaping to rear garden of the existing residential flat (Class C3). | | | | | | | |
| Recommendation(s): | | Grant conditional permission | | | | | |
| Application Type: | | Full Planning Permission | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 14 | No. of responses | 00 | No. of objections | 00 |
| | | | | No. electronic | 00 | | |
| Summary of consultation responses: | | Advertised: 12/09/2013, expiry: 03/10/2013 Site notice: 04/09/2013, expiry: 25/09/2013 | | | | | |
| CAAC/Local groups comments: | | Belsize CAAC: Object Fenestration is unsympathetic. Information unclear <i>Officer Note: This is primarily addressed in 2.0</i> | | | | | |

Site Description

The subject property is located on the eastern side of Belsize Square, beside the junction with Lambolle Road. The property forms an end terrace dwelling, and is three storeys in height with a loft conversion. The property has been divided into flats, and this application pertains to the lower ground and upper ground floor levels. The property is located within the Belsize Park Conservation Area, but it is not a listed building.

Relevant History

8700958: Erection of a small rear extension at basement level as shown on drawing No.MC/RB/107/86/A and B and one un-numbered.
Granted, 08/07/1987

8905620: Construction of three new window openings at 2nd floor level to the side of the building as shown on drawing nos. 10 & 11.
Granted, 14/02/1990

9400586: Application for Certificate of Lawfulness for existing use as a 2nd floor flat.
Granted, 27/05/1994.

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies 2010

Core Strategy:

CS1 (Distribution of growth)

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

Belsize Park Conservation Area Statement 2003

Assessment

1.0 Proposal

1.1 The applicant is seeking planning permission for alterations to the front, side and rear of the building.

1.2 The alterations to the front of the dwelling consist of alterations to the fenestration. This includes reparations to the cornices and capital, and the replacement of existing timber framed windows with new timber framed windows that match the existing window dimensions.

1.3 The alterations to the flank of the dwelling primarily consists of removing an existing stairwell to the lower ground floor level that is accessed by a side gate, and to cover over the void with a traditional gravel topped roofline, creating a utility room to the flank of the building. The existing gate will be reversed, and the area continued to be used for bin storage. Towards the rear of the flank, the existing wall would be infilled in order to continue the existing flank wall of the neighbour to the rear, but will retain the low wall design where this already changes, as the flank wall moves from north to south.

1.4 To the rear of the building, an existing pitched roof will be redeveloped into a terraced area. Access will be gained by removing the existing window and replacing with a set of timber framed French doors. The roof will have a rooflight implemented, and the terrace will be ended by traditional metal railings similar to the roof terrace of neighbouring buildings to the east. Existing aluminium windows at upper ground floor level of the bay window feature will be replaced with metal windows. The existing windows within the bay feature at the lower ground floor will be replaced with timber framed French doors.

1.5 Background

The applicant was originally proposing a glass balustrade to the rear roof terrace, and a glazed covered over the side infill. During the course of the application, the applicant has since amended this to be a metal railing balustrade and a gravel finished roof.

2.0 Design

2.1 Policy DP24 requires new development to meet a high standard of design which respects the setting, context, and the proportions and character of the existing building. Policy DP25 requires new development to both preserve and enhance the character and appearance of conservation areas.

2.2 Front of the building

The proposed alterations are generally considered to be acceptable. The front of the dwelling has becoming noticeably different to the neighbouring properties along Belsize Square, in that it has not recently been refurbished, and is starting to have a noticeably dilapidated appearance when compared with the rest of the terrace. The proposed works would generally result in the front of the dwelling returning to a state that matches the front façade of the terrace. The replacement windows are timber framed windows which match the existing windows, and the refurbishment of the cornices and capitals area generally considered to be in line with what is expected within the Belsize Park Conservation Area as well. By restoring the front of the building, the proposal would therefore be considered to preserve and enhance the conservation area.

2.3 Flank of the building

The loss of the staircase is not considered to be an issue, given that the site is now being redeveloped from two separate units into one unit over lower and upper ground floor (see planning history). The proposed roof over this area would give the appearance of being naturally finished

hardstanding and would mask the utility room below it. This area has traditionally been used for bin storage and will continue to do so. The works to the wall are also considered to be acceptable, as the wall has fallen into a state of disrepair and the proposed works would add uniformity along the flank of the two dwellings, as well as protect the privacy of the rear gardens along the terrace. The low level wall, which is likely an original feature of the development, would be retained, and this is generally considered to be a benefit.

2.4 Rear of the building

There is little in the way of a uniform appearance across the rear of the buildings, when considered against the greater terrace and the terrace along Lancaster Drive which back onto the rear of the Belsize Square properties. However it was noted at the time of the site visit that there are other roof terrace areas, particularly at higher levels, in the surrounding area, and the predominant pattern was that these are surrounded by traditional iron railings. The applicant originally submitted the application with glass balustrades around the outside of the terrace, and this was deemed to be unacceptable. The agent has since amended the plans in line with Council's recommendations, and the terrace will now have a more traditional appearance.

2.5 With regards to the other alterations to the openings, the applicant has proposed timber framed French doors which would match similar types of openings at the lower and upper ground floor level along the terrace. Given the nature of the proposed wall, the openings at the lower ground level will not be immediately noticeable from the street scene, and it is therefore considered that they are acceptable as well.

2.6 Conclusion

The application is considered to be in accordance with policies DP24 and DP25.

3.0 Amenity

3.1 It is not considered that the development would cause any detrimental impact to neighbours in terms of loss of light. The alterations to the property would not cause any bulk to protrude past the existing building lines.

3.2 Furthermore, the proposal would not result in any additional overlooking or loss of privacy above that which currently exists between the application property and neighbouring properties. The main element of the proposal that could cause overlooking or loss of privacy is the redevelopment of the roof at upper ground floor level into a terrace. However, due to the terrace not protruding from the main rear wall of the dwelling, it would not allow any views back towards the neighbours, and would be no different to the windows within the existing bay window feature to the rear. Therefore the proposal is considered again to be acceptable with regards to amenity.

4.0 Recommendation: Grant conditional permission

DISCLAIMER

Decision route to be decided by nominated members on *Monday 14th October 2013*.
For further information please go to www.camden.gov.uk and search for 'members briefing'

Burrell Foley Fischer LLP
Carlow House
Carlow Street
London
NW1 7LHApplication Ref: **2013/5423/P**
Please ask for: **Sam Fowler**
Telephone: 020 7974 **2053**

10 October 2013

Dear Sir/Madam

DRAFT
DECISIONTown 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:
26 Belsize Square
London
NW3 4HU**DECISION**

Proposal:

Erection of infill side extension with gravel finished roof above, use of existing rear extension at raised ground floor level as terrace with metal railing balustrade to replace existing pitched roof, replacement of windows with French doors at rear lower & raised ground floor levels, removal of external side stair, replacement of railing to section of boundary wall with brickwork, and works of hard landscaping to rear garden of the existing residential flat (Class C3).

Drawing Nos: Design and Access Statement; AP(0)010.P1; AP(0)011.P1; AP(0)012.P1; AP(0)013.P1; AP(0)014.P1; AP(0)050.P4; AP(0)051.P4; AP(0)052.P4; AP(0)053.P4; AP(0)054.P4; AP(0)100.P7; AP(0)101.P7; AP(0)102.P7; AP(0)103.P5; AP(0)104.P7;

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 policies 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:
Design and Access Statement; AP(0)010.P1; AP(0)011.P1; AP(0)012.P1; AP(0)013.P1; AP(0)014.P1; AP(0)050.P4; AP(0)051.P4; AP(0)052.P4; AP(0)053.P4; AP(0)054.P4; AP(0)100.P7; AP(0)101.P7; AP(0)102.P7; AP(0)103.P5; AP(0)104.P7;

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

PHOTOS OF 26 BELSIZE SQUARE

Rear Elevation:



Front elevation:

