

Delegated Report		Analysis sheet		Expiry Date:		18/09/2013							
(Members Briefing)		N/A / attached		Consultation Expiry Date:		29/08/2013							
Officer				Application Number(s)									
Carlos Martin				2013/4643/P									
Application Address				Drawing Numbers									
15 Belsize Avenue London NW3 4BL				Refer to draft decision notice									
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature							
Proposal(s)													
Installation of four velux roof lights to the top of four roof accesses (one on each) of flats (Class C3).													
Recommendation(s):		Grant											
Application Type:		Councils Own Permission Under Regulation 3											
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice											
Informatives:													
Consultations													
Adjoining Occupiers:		No. notified		41		No. of responses		00		No. of objections		00	
						No. Electronic		00					
Summary of consultation responses:		Press notice published from 08/08/2013 to 29/08/2013. Site notice displayed from 31/07/2013 to 21/08/2013. No response.											
CAAC/Local groups* comments: *Please Specify		Belsize CAAC: Application incomplete: section as existing and proposed are the same. <u>Officers' comments:</u> The submitted existing and proposed sections are not the same drawing. The proposal is shown correctly in the drawings.											

Site Description

The application site comprises a late 20th Century five storey block of flats in the Belsize Conservation Area. The building is neither listed nor identified as a positive contributor to the Belsize Conservation Area.

This part of Belsize Avenue is lined by tall mature trees and the most characteristic buildings are large villas (terraced, semi-detached and detached). The application site, like its neighbours to the north-east and on the opposite side of the road, is set back and separated from the pavement by a front garden and green strip.

Relevant History

2012/4049/P: Replacement of existing aluminium and timber windows of flats 1-28 to front and rear elevations with double glazed windows. Granted.

Relevant policies

NPPF 2012

The London Plan 2011

LDF Core Strategy and Development Policies 2010

CS5 – Managing the impact of growth and development

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

Camden Planning Guidance 2011

CPG 1 (Design)

CPG 6 (Amenity)

Belsize conservation area statement 2002

Assessment

1. Planning permission is sought for the installation of four velux roof lights to the top of four existing roof accesses (one on each) to block of flats. The proposed rooflights would be 550mm by 780mm and would have upvc frames.
2. Although the subject site is of little historic interest in the wider context of the conservation area it nevertheless has a dominant presence on Belsize Avenue due to its size and scale. Constructed as purpose built housing the predominant facing material is yellow brick. Although upvc is not generally considered acceptable in conservation areas, due to their location and due to the height of the host building, the proposed rooflights represent a minor alteration on such a large building and the new upvc frames would not be visible from street level. Hence, it is considered that no harm would be caused to the character and appearance of the host building. The proposal is considered acceptable in terms of design and therefore complies with current policy which seeks to protect and enhance the character and appearance of existing buildings and conservation areas.
3. No amenity issues are raised.
4. **Recommendation:** Grant.