

Delegated Report		Analysis sheet		Expiry Date:		01/03/2013	
		N/A / attached		Consultation Expiry Date:		07/02/2013	
Officer				Application Number(s)			
Carlos Martin				2013/0029/P			
Application Address				Drawing Numbers			
2C & D Belsize Park Gardens London NW3 4LD				Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a single storey rear infill extension to existing dwelling houses (Class C3); erection of a new boundary wall through both properties, extension of existing glass roof over most of the courtyard and associated works.							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	31	No. of responses	01	No. of objections	00
				No. electronic	01		
Summary of consultation responses:		Press notice published from 17/01/2013 to 07/02/013. Site notice displayed from 11/01/2013 to 01/02/2013. 1 initial objection subsequently withdrawn.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Belsize CAAC: welcomes some aspects of the proposal.					

Site Description

The application site is 2C and 2D Belsize Park Gardens, two single-family dwellinghouses accommodated within a single-storey building with basement on the north side of the street close to its junction with Belsize Avenue. The building is set back from the street by approximately 6.0m and is obscured from view by a boundary wall. The building has a central shared courtyard which both units face onto. The building is recognised for its significance in the evolution of the steel-framed house in England. The structural system is lightweight and the plan form, the arrangement of two houses built as one, is based on the Miesian courtyard houses of the 1930s. They were designed by Robin Spence and Robin Webster. The building sits on a site that was formerly part of the garden of the adjacent property to the west, Avenue House, which was contemporary with the development of the rest of Belsize Park Gardens. To the east, the adjacent property is No. 2 Belsize Park Gardens.

Relevant History

2010/0484/P: Erection of building comprising basement, ground and first to fourth floor to provide two single-family dwellinghouses (a semi-detached pair), each with integral garage and roofs terraces on first to fourth floor level. Refused and subsequent appeal dismissed.

Relevant policies

NPPF

The London Plan

LDF Core Strategy and Development Policies

CS1 (Distribution of growth)

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

CPG1 Design

CPG6 Amenity

Belsize Conservation Area Appraisal

Assessment

Proposal

Planning permission is sought for:

1. the erection of a single storey rear infill extension to existing houses;
2. the erection of a new boundary wall between both properties; and
3. an extension of the existing glass roof over most of the courtyard.

The main planning considerations relate to the impact of the proposal on the character and appearance of the host buildings and the streetscene and the impact on the amenities enjoyed by the occupiers of the surrounding residential properties.

Design

Currently both units are separated by two passageways that communicate the internal courtyard with the exterior of the properties. The proposed extensions would infill these two passageways. The extensions are subordinate in terms of scale and size to the existing buildings and are not considered to alter negatively the design concept of the houses.

The houses cannot be viewed from the street. Nonetheless, the proposal would have a minimal impact on the appearance to the existing houses. The inclusion of a central party wall will fall short of

the front elevation, leaving a recessed elevation clad in the same metal corrugated cladding as existing. The enclosure of the courtyard would have a minimal, ensuring that the appearance of the courtyard remains similar to the existing condition. It is proposed that a retractable steel-framed double glazed rooflight will slide across and rest above the existing fixed rooflight in its opened position. The existing fixed rooflight would be lowered slightly to accommodate the retractable rooflight above. The existing felt roof and glass sliding doors are in a dilapidated condition. It is proposed that the roof membrane is replaced with a dark grey durable single ply membrane and the sliding glass doors be replaced with a similar profile and improved glazing specification. These alterations are considered to be sympathetic to the character and appearance of the buildings and in accordance with policies CS14 and DP24 of the LDF.

Amenity

The Council has a duty to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause material harm to amenity in accordance with policies CS5 and DP26 of the LDF. The proposed and alterations do not have any impact on any adjoining property and therefore the proposal complies with the above mentioned policies.

Recommendation: Grant planning permission.

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