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|---|----------------------------|---------------------------|-------------------------------------|---------------------------|------------|
| <b>Delegated Report</b><br>Members Briefing   |                            | Analysis sheet            |                                     | Expiry Date:              | 18/07/2012 |
|   |                            | N/A                       |                                     | Consultation Expiry Date: | 28/06/2012 |
| <b>Officer</b>  |                            |                           | <b>Application Number(s)</b>        |                           |            |
| Nicola Tulley   |                            |                           | 2011/5362/P                         |                           |            |
| <b>Application Address</b>  |                            |                           | <b>Drawing Numbers</b>              |                           |            |
| Flat A<br>12 Belsize Park<br>London<br>NW3 4ES  |                            |                           | See 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>  |                            |                           |                                     |                           |            |
| Installation of dormer window side roofslope and installation of french doors and balustrading at rear first floor level to create a terrace all in connection with change of use of first and second floor and roof level from 1 x 1-bedroom and 1 x 3-bedroom flats to a 1 x 4-bedroom 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:                                   |   |    |                  |    |                   |    |
| <b>Consultations</b>                            |   |    |                  |    |                   |    |
| Adjoining Occupiers:                            | No. notified  | 19 | No. of responses | 01 | No. of objections | 00 |
|   |   |    | No. electronic   | 00 |                   |    |
| Summary of consultation responses:              | <p>A site notice was displayed from 29/05/2012 to 19/06/2012. A notice was placed in the Ham &amp; High on 07/06/2012.</p> <p>One letter of comment was received from 13 Belsize Park, the following was raised in relation to the side dormer and enlarged terrace:</p> <ul style="list-style-type: none"> <li>The proposal does not preserve or enhance the character of the conservation area. Specific reference is made to of policy DP25 &amp; Belsize CAAMS;</li> <li>The proposed dormer window will change the roofline and likely to be visible from the public realm. While there are dormers in the locality, this is not considered sufficient grounds to permit further developments of these given the cumulative impact on the conservation area;</li> <li>Privacy concerns – the enlarged terrace is likely to impact the privacy and outlook of both numbers 11 and 12.</li> <li>There could be the potential for increased noise.</li> </ul> <p>Officers' response: see assessment below.</p>                            |    |                  |    |                   |    |
| CAAC/Local groups* comments:<br>*Please Specify | <p>Belsize CAAC has raised objection to the proposals for the following reasons:</p> <ul style="list-style-type: none"> <li>Object to the use of the bow window roof as terrace with its associated French windows and railings.</li> <li>The side roof extension is too large, too busy and fragmented. It is too close to the roofs hip and the rendered parapet is out of character with the building.</li> <li>There are too many rooflights.</li> </ul> <p>Belsize Residents Association has raised objection to the proposals for the following reasons:</p> <ul style="list-style-type: none"> <li>The side dormer window would break symmetry with the paired villas along the road. This would set a precedent and counter the Conservation Statement.</li> </ul> <p>Officers response:<br/>To clarify the extension of the side inset roof terrace, large proportion of glazing to the attic bedroom and additional side rooflight has been removed from the application. Other issues are discussed in the assessment below.</p> |    |                  |    |                   |    |

## Site Description

The application site relates to a three storey with lower ground floor, semi-detached building, located on Belsize Park. The surrounding area is predominantly residential with similar 19<sup>th</sup> Century villas; the villas are symmetrical with slab chimney stacks, hipped slate roofs and recessed sash windows.

The subject property is not listed but is noted as a positive contributor in the conservation area.

## Relevant History

### 12 Belsize Park

Full planning application, reference 88/03696, was granted for: Change of use and works of subdivision to existing first floor flat to form two self-contained bedsitters as shown on two un-numbered plans (existing and proposed).

Certificate of Lawfulness, reference 93/01088, was deemed lawful for: Application for a certificate of lawfulness for an existing use as a self-contained flat.

Full planning application, reference P9602008R3, was granted for: Installation of a dormer window in rear roof slope, as shown on drawing numbers A3/JCL/060196/B; A4/JCL001B; bel21.tif; location plan.

### 13 Belsize Park

Full planning application, reference 8601814, was granted for: Change of use including works of conversion to form seven self-contained flats with dormer windows in the roofspace as shown on drawings No.1384-07-10 inclusive 11B 12B and 13B revised on 11th and 27<sup>th</sup> November 1986.

## Relevant policies

### The London Plan: Spatial Development Strategy for Greater London: 2011

#### LDF Core Strategy and Development Policies 2011

##### Core Policies

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS14 Promoting high quality places and conserving our heritage

##### Development Policies

DP2 Making full use of Camden's capacity for housing

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 Park Conservation Area Appraisal and Management Statement 2002

### Proposal & background

The application site relates to a three storey with basement semi-detached villa that has been subdivided into four self contained units. The roof of the property has been much altered through the erection of a front and rear dormer window and inset terrace within the side roofslope. The rear dormer window received the benefit of planning permission in 1996 and whilst the inset terrace was not included in the description, it is illustrated on proposed drawings. Furthermore, it appears that the side inset terrace has been in existence for more than four years and therefore is exempt from planning control.

The applicant has requested planning permission for the erection of a side dormer window; installation of French doors and baulstrading at rear first floor level to create a balcony; all in connection with change of use of first and second floor and roof level from 1 x 1-bedroom and 1 x 3-bedroom flats to a 1 x 4-bedroom flat (Class C3).

Site inspection noted a number of front and side dormer windows in the locality, the adjoining property 13 Belsize Park has an existing front, side and rear dormer window which gained planning approval in 1987. Site inspection confirmed that the roofscape of the subject property would not be visible in long views in the conservation area.

**Amendments:** Initially the application proposed the enlargement of the side inset terrace, glazing to the loftspace; and installation of an additional side rooflight. This has been subsequently removed from the application following officers' comments.

### Change of use

The applicant has proposed to convert flat 3 (one bedroom) & flat 4 (three bedroom) into 1x four bedroom flat of 111.3m<sup>2</sup>. Core policy CS6 seeks to ensure that the borough makes full use of its capacity for housing, where the loss of residential floorspace would be resisted. Development Policy DP2 elaborates further whereby the council will generally resist developments that would involve the net loss of two or more homes. The proposal in this instance to convert the existing two self contained flats (3 & 4) into a large four bedroom unit. The conversion would only result in the loss of one unit and is therefore considered acceptable.

### Roof alterations

Design guidance CPG1 states that roof additions/alterations are unlikely to be acceptable where: complete terraces or groups of buildings have a roofline that is largely unimpaired by roof extension; where the scale and proportions of the building would be overwhelmed by additional extension. Usually a 500mm gap is required between the dormer and the ridge or hip to maintain this separation.

Belsize Park conservation area appraisal and management plan note that roof extensions can have a harmful impact on the conservation area and are unlikely to be acceptable where: it would be detrimental to the form and character of the building; the property forms part of a group or terrace which remains largely unaltered but not completely unimpaired; the property forms part of a symmetrical composition, the balance of which would be upset; and the roof is prominent, particularly in long views.

The side dormer window proposed would be sited slightly off centre within the side roofslope (away from the front elevation) which will provide additional headroom to access the existing inset terrace. The proposed dormer would have a small projection of 1.25m in depth from the side roofslope and extend down to the floor level of the terrace, 2.4m in height (approx 0.7m high from the side roofslope). The dormers cheeks would be faced in lead to match the existing front and rear dormer windows and would feature double opening white painted hardwood French doors.

In view that the adjoining property of the semi-detached pair has an existing side dormer window, the proposed dormer would bring symmetry back to this pair and therefore deemed acceptable in this instance. At street level, the side dormer would be rather discreet and unlikely to be clearly visible. The proposed works to the roof are therefore considered acceptable in relation to policies: CS14; DP24 & DP25 of Camden's LDF and Belsize CAAMS.

### **First floor balcony**

The rear elevation features a two storey curved bay at lower ground and ground floor, which is similar to other properties in the immediate area. The applicant has proposed to alter the existing first floor rear window to create full height French doors, white painted hardwood, and install a curved panel of metal baulstrading, painted black, to be fixed with brackets to the inside wall of the bay parapet.

Site inspection noted that this area is currently being used for the display a number of pot plants and whilst number 13 Belsize Park does not feature a rear balcony, views from the rear elevation of the application property identified a number of similar balconies along Belsize Square. The rear elevation of the application site is visible from Belsize Square however; the bay at first floor level is largely obscured by vegetation.

In terms of neighbouring amenity, the curvature and limited depth of the balcony would not provide the opportunity for direct views into the neighbouring habitable room window and is therefore considered acceptable in relation to policy DP26.

The proposed balcony and baulstrading to the inside wall of the bay parapet at first floor level would not harm the character and appearance of existing property or this part of the conservation area and is therefore deemed acceptable in relation to policies: CS14; DP24; DP25 and DP26 of Camden's LDF.

### **Conclusion**

The proposed conversion of flats 3 and 4 into 1x four bedroom flat; side dormer window; and alteration of rear first floor level window and balustrading to create second floor balcony, are deemed acceptable in relation to adopted policies: CS6; CS14; DP2; DP24; DP25; & DP26 of Camden's Local Development Framework, Belsize CAAMS and design guidance CPG1.

### **Recommendation**

Grant planning consent.

### **DISCLAIMER**

Decision route to be decided by nominated members on Monday 16<sup>th</sup> July 2012. For further information please click [here](#).