

Delegated Report		Analysis sheet		Expiry Date:		27/04/2012	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Jenna Litherland				2012/1298/P			
Application Address				Drawing Numbers			
31 BELSIZE PARK GARDENS LONDON NW3 4JH				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details pursuant to condition 6 (solar panels) of planning permission granted 21/10/11 (ref: 2011/3704/P) for the excavation to create basement with rear lightwell and rooflight, lowering of lower ground floor level, enlargement of dormer window with terrace in front roofslope, installation of dormer window with terrace in rear roofslope, installation of glazed lantern to side roofslope, alterations to windows and doors at front and rear lower ground floor level and ground floor level on side elevation, and creation of terraces at rear ground and first floor level all in connection with existing dwelling (Class C3).							
Recommendation(s):		Approve details					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		N/A					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The property is a five storey semi detached property on the south side of Belsize Park Gardens. The property is not listed but is located within the Belsize Park Conservation Area. It forms part of a group of buildings which make a positive contribution to the conservation area.

Relevant History

2012/0016/P: Details pursuant to condition 4 (enclosure/balustrade to lightwell, terraces and balcony) of planning permission dated 24/10/11 (ref: 2011/3704/P) for the excavation to create basement with rear lightwell and rooflight, lowering of lower ground floor level, enlargement of dormer window with terrace in front roofslope, installation of dormer window with terrace in rear roofslope, installation of glazed lantern to side roofslope, alterations to windows and doors at front and rear lower ground floor level and ground floor level on side elevation, and creation of terraces at rear ground and first floor level all in connection with existing dwelling (Class C3). **Details approved 20/02/2012**

2011/5431/P: Details pursuant to condition 3 (tree protection) of planning permission granted 21/10/11 (ref: 2011/3704/P) for the excavation to create basement with rear lightwell and rooflight, lowering of lower ground floor level, enlargement of dormer window with terrace in front roofslope, installation of dormer window with terrace in rear roofslope, installation of glazed lantern to side roofslope, alterations to windows and doors at front and rear lower ground floor level and ground floor level on side elevation, and creation of terraces at rear ground and first floor level all in connection with existing dwelling (Class C3). **Details approve 25/11/2011.**

2011/3704/P: Excavation to create basement with rear lightwell and rooflight, lowering of lower ground floor level, enlargement of dormer window with terrace in front roofslope, installation of dormer window with terrace in rear roofslope, installation of glazed lantern to side roofslope, alterations to windows and doors at front and rear lower ground floor level and ground floor level on side elevation, and creation of terraces at rear ground and first floor level all in connection with existing dwelling (Class C3). **Granted subject to a S106 legal agreement 21/10/2011**

2009/5310/P: Change of use from a house in multiple occupation and three self contained flats to a single family dwellinghouse (C3). **Granted subject to a S106 legal agreement 13/09/2010.**

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies 2010

CS14: Promoting high quality places and conserving our heritage

DP25: Conserving Camden's heritage

DP24: Securing high quality design

Camden Planning Guidance 2011

CPG1 - Design

Assessment

Planning permission was granted on 21/10/2011 (reference: 2011/3704/P) for excavation to create basement with rear lightwell and rooflight, lowering of lower ground floor level, enlargement of dormer window with terrace in front roofslope, installation of dormer window with terrace in rear roofslope, installation of glazed lantern to side roofslope, alterations to windows and doors at front and rear lower ground floor level and ground floor level on side elevation, and creation of terraces at rear ground and first floor level all in connection with existing dwelling (Class C3). This permission was subject to a section 106 legal agreement and certain conditions.

Condition 6 states:

Prior to the commencement of the relevant part of the development details of the proposed solar panels on the east roof slope including elevations and sections, shall be submitted to, and approved by the Council. The solar panels shall be erected in accordance with the approved details.

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 policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Assessment

The four solar panels would be located on the side roof slope. They would be 2m X 1.2 metres and would project from the roof slope by 80mm. Owing to the position of the solar panels which are set back from the front of the building and away from the hip of the roof they would not be visible from the public realm. It is considered that the solar panels would not impact on the character and appearance of the conservation area.

Recommendation: Approve details.

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