

Delegated Report		Analysis sheet		Expiry Date:		01/03/2012	
		N/A / attached		Consultation Expiry Date:		16/02/2012	
Officer				Application Number(s)			
Adrian Malcolm				2012/0084/P			
Application Address				Drawing Numbers			
Second & Third Floor Flat 22 Belsize Park Gardens LONDON NW3 4LH				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Amendments to planning permission granted 02/04/11 (2011/1584/P) for installation of dormer window with inset roof terrace on rear elevation, installation of new metal railings to roof level balcony on front elevation, insertion of new rooflight and replacement of existing rooflights on side roofslope all in connection with existing flat (Class C3) namely, enlargement of roof terrace at roof level on front elevation and erection of new glass balustrade to enclose space.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	29	No. of responses	01	No. of objections	01
				No. electronic	01		
Summary of consultation responses:		Site Notice expiry: 07/02/12 Press Notice expiry: 16/02/12 <u>24E Belsize Park Gardens</u> : Object to loss of privacy as the proposed roof terrace would be within touching distance of their own front terrace allowing intrusive close up views of them. Would also compromise security as it would be possible to climb from one terrace to another. A glass balustrade is also inappropriate.					
CAAC/Local groups comments:		<u>Belsize CAAC</u> : Increased width of the font roof terrace would highlight the incongruous shape of the pitched dormer. The proposed balustrading should be similar and in harmony with the neighbouring roof terrace on this semi-detached villa.					

Site Description

The application site comprises a 3-storey Victorian semi-detached house that is located on the north side of Belsize Park Gardens. The property is divided into flats, and the application relates to the second/ third floor flat.

The building is not listed but is in the Belsize Park conservation area and is noted as being a building that makes a positive contribution.

Relevant History

Application site:

2011/1584/P: Planning permission was granted in June 2011 for the installation of dormer window with inset roof terrace on rear elevation, installation of new metal railings to roof level balcony on front elevation, replacement of third floor windows on side elevation, insertion of new rooflight and replacement of existing rooflights on side roofslope all in connection with existing flat (Class C3). It is this permission that the current proposal is seeking to amend.

2010/6811/P: Planning permission was refused on 08-02-11 (due to concerns re rear dormer) for an application for external alterations to include creation of a new third floor (roof level) terrace & balustrade to rear; installation of new metal railings to the existing front, third floor balcony; insertion of a new roof-light and replacement of existing roof light to residential flat.

24 Belsize Park Gardens:

2010/4212/P: Planning permission was granted in October 2010 for conversion of 4 self contained flats into 3 self-contained flats with enlargement of front and rear dormer windows, enlarged front roof terrace and insertion of railings to form terraces at first floor front elevation and second floor rear elevation.

Note there have also been applications involving front dormers to a number of addresses on Belsize Park Gardens. The most relevant of these are referred to in the assessment.

Relevant policies

LDF Core Strategy and Development Policies

- CS5 (Managing the impact of growth and development)
- CS14 (Promoting high quality places and conserving our heritage)
- CS17 (Making Camden a Safer Place)
- 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

Belsize Conservation Area Statement (Adopted 2003)

Assessment

Proposals

The application seeks to amend permission reference 2011/1584/P (referred to in the history section above). It is proposed to enlarge the front roof terrace from its current size of just over 3sqm to around 5.5sqm. This would be achieved by widening the terrace from its current width of 1.8m to a proposed width of 3.35m. The terrace is proposed to be enclosed by a 1.05m-high glazed balustrade with stainless steel framing.

Issues

Appearance

The guidelines in the Belsize Conservation Area Statement (2003) states that roof gardens can be an opportunity for external space, but should not have a detrimental impact on the streetscene, surrounding buildings or the architectural quality of the building; that railings should be of materials appropriate to the building and should not be prominent from the street. It also states that consideration should be given to overlooking.

The majority of the properties in this part of Belsize Park Gardens are essentially of similar style and many of these have front dormers and a large proportion have front roof terraces. A number of roofs have been altered, such that there are now a variety of sizes of dormers and roof terraces in the vicinity on Belsize Park Gardens. Some of these are of comparable width to the proposed roof terrace, such as the recently completed neighbouring roof terrace which is just under 3m wide (approved in October 2010). No's 37 and 39 have neighbouring roof terraces comparable to the arrangement that would result to this semi detached villa as a result of this proposal.

The proposed roof terrace and balustrade would thus not result in an arrangement that is unusual in this area of Belsize Park Gardens.

The addition to the existing terrace is considered to be relatively modest and it is not considered that it would be harmful to the appearance of either the building or the conservation area.

In respect of the representation raised, it is not considered that any reasonable objection can be sustained to refuse planning permission that the alterations would draw attention to an existing dormer on grounds of the dormer's existing shape, particularly when there are such a variety of types of dormers (albeit flat roofed) in the vicinity.

The balustrade has been altered from a glass balustrade to railings that would provide a closer match to the railings to the neighbouring roof terrace. It would help to improve the symmetry of the properties as a pair and would provide a more satisfactory overall appearance to the roofscape of this pair of properties.

Impact on amenities

Front dormers and roof terraces are a common feature on Belsize Park Gardens. These terraces are in relatively public positions. Any person using them can be seen from the street. They are also found on attached neighbouring properties, as is the case with the application site.

The neighbouring property has a recently completed terrace that is less than 1m from the party wall with the application site, very similar to the distance to the party wall of the current proposed terrace.

Despite the close proximity, it would not be possible to gain any intrusive view deep into front habitable room of the neighbouring property at no 24.

There would be mutual 'overlooking' between the proposed terrace and that at no 24, just as there are

between those at no's 37 and 39 at present at almost identical distances. This is not unreasonable in the public position at the front of the property and with the arrangement of the properties for such a relationship to exist. Indeed, it would be unreasonable to deny no 22 such a terrace on grounds of overlooking due to close proximity to the party wall when no 24 has only itself completed a similar such development.

The proposal is therefore considered to be acceptable in the circumstances in terms of neighbouring amenities.

Recommendation: Grant Planning Permission

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