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|--|----------------------------|---------------------------------|-------------------------------------|--------------------------------------|-------------------|
| <b>Delegated Report<br/>(Members Briefing)</b>   |                            | <b>Analysis sheet</b>           |                                     | <b>Expiry Date:</b>                  | <b>31/10/2011</b> |
|  |                            | N/A / attached                  |                                     | <b>Consultation<br/>Expiry Date:</b> | 06/10/11          |
| <b>Officer</b>   |                            |                                 | <b>Application Number(s)</b>        |                                      |                   |
| Connie Petrou  |                            |                                 | 2011/4268/P                         |                                      |                   |
| <b>Application Address</b>   |                            |                                 | <b>Drawing Numbers</b>              |                                      |                   |
| Flat B<br>24 Belsize Grove<br>London<br>NW3 4TR  |                            |                                 | See 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>   |                            |                                 |                                     |                                      |                   |
| Erection of a single-storey side and rear extension to existing lower ground floor flat (Class C3) |                            |                                 |                                     |                                      |                   |
| <b>Recommendation(s):</b>  |                            | <b>Grant</b>                    |                                     |                                      |                   |
| <b>Application Type:</b>   |                            | <b>Full Planning Permission</b> |                                     |                                      |                   |

|                                    |   |    |                  |    |                   |    |
|------------------------------------|---|----|------------------|----|-------------------|----|
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice  |    |                  |    |                   |    |
| Informatives:                      |   |    |                  |    |                   |    |
| Consultations                      |   |    |                  |    |                   |    |
| Adjoining Occupiers:               | No. notified  | 22 | No. of responses | 03 | No. of objections | 03 |
|                                    |   |    | No. Electronic   | 00 |                   |    |
| Summary of consultation responses: | Owner/occupier flat A 24 Belsize Grove  |    |                  |    |                   |    |
|                                    | <ul style="list-style-type: none"><li>If this planning permission involves constructing an extension on top of Flat A's lower ground floor extension, Flat A objects to the planning permission.</li><li>The owner of Flat A is both trying to guzump Flat A who wanted a roof terrace in this area after the freehold was purchased. Flat A has spent 2 years organising the freehold on everyone else's behalf.</li><li>Flat A believes this permission for an extension from an upper flat would also block out the view of Flat D.</li><li>Therefore, Flat A objects to this permission on the basis it will reduce the value of Flat A and D, as well as obstructing the views from the windows. Owner/occupier flat D 24 Belsize Grove</li></ul> <p>Officers response: The works proposed are entirely to the rear of the property and at lower ground level therefore, do not impact on Flat A, which is located to the front of the building.</p> <p>See also paragraph 4.3</p> <p>Owner/occupier flat D 24 Belsize Grove</p> <p>I object strenuously to these plans for the following reasons:</p> <ul style="list-style-type: none"><li>The proposal would cause a greatly impoverished outlook from all windows, reception, bedroom one, bedroom two and kitchen, of Flat D. Currently, views are of the garden and greenery. This would change to views onto flat roofs all around. This is a vitiation of the quality of the housing at Flat D and other housing in number 24 and adjacent properties. There is a serious loss of views onto open space, garden and greenery.</li><li>The proposal would destroy the character of the original building. This would disrupt the original proportions, bay and windows to the property with a design shaped by financial profit.</li><li>The proposal would seek to increase the value of the property at the expense of quality of this and surrounding properties which is against Camden's UDP/ affordable housing priorities. This is through the increased density of immediate accommodation, loss of amenity of open space and its view and poorer natural light to the proposed accommodation.</li><li>The proposal would set a dangerous precedent to other developers to try to use up gardens and greenery for the financial rewards of extra floor area of accommodation. The proposal would also set a precedent to allow add-on extensions to erode and destroy the original features and character of the buildings in this conservation area.</li><li>The proposal, at lower ground floor level, would create a housing unit with poor light in the deep main rooms and poor quality light to other</li></ul> |    |                  |    |                   |    |

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|---|---|
|   | <p>areas. The accommodation is already stretched for adequate daylight.</p> <ul style="list-style-type: none"> <li>• The proposal would interfere with and alter the existing and original balcony of Flat D in the building.</li> <li>• The proposal would create a large continuous flat roof area with the neighbouring properties with a loss of space between detached properties, reduced security to Flat B and Flat D.</li> <li>• There is a proposed loss of tree T1 in the arboricultural report. This is part of the view of Flat D and offers privacy the garden of the adjacent property. It is appreciated by and of amenity therefore to Flat D.</li> <li>• I note the potential conflict of interest in that the applicant has employed a planning consultancy firm where Tina Garret of Camden Council's conservation team works in a key capacity. Further, there is a statement of family relationship with Ms Garret and the applicant.</li> <li>• Overall, this application would appear to be contrary to Camden's planning policies in respect of loss of original local building character, loss of affordable housing, loss of open spaces, loss of amenity of outlook immediately striking to Flat D, interference with the original and existing York Stone balcony of Flat D and loss of natural light to Flat B. This is a proposal motivated by financial profit at the expense of housing quality and against Camden's guidelines for planning. There is a potential conflict of interests within the Camden planning authority with this case.</li> </ul> <p><i>Officer response:</i><br/> <i>See paragraphs 2.1 and 3.1 – 3.4, 4.4 and 5.2.</i><br/> <i>Tina Garratt was not involved in this application. All negotiations took place between the applicant and the case officer.</i></p> |
| <p><b>CAAC/Local groups* comments:</b><br/> *Please Specify</p> | <p>Belsize CAAC</p> <ul style="list-style-type: none"> <li>• Object to the loss of the bay and balcony on the rear elevation which is an integral and original feature of the house and typical of houses of this date and design in the conservation area.</li> <li>• Object to the proposed extension which due to its form, bulk, design would be detrimental to the design and appearance of the house and would not preserve or enhance the character and appearance of the conservation area and would be contrary to policy in the core strategy and development policies.</li> </ul> <p><i>Officer Response: see paragraphs 2.1 and 3.1 – 3.4</i></p>   |

### **Site Description**

The site is a four storey semi-detached villa located on the eastern side of Belsize Grove and subdivided into flats. The rear of the building has a two storey bay bisected by a full width balcony. The site is located within the Belsize Conservation Area and is identified as making a positive contribution to the conservation area.

### **Relevant History**

None

### **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

DP24 Securing high quality design; DP25 Conserving Camden's heritage; DP26 Managing the impact of development on occupiers and neighbours

#### **Camden Planning Guidance 2011**

#### **Belsize Park Conservation Area Statement**

## Assessment

### 1 Proposal

1.1 The proposal is for a single storey rear and side infill extension including the installation of bi-folding doors and sash window to the rear elevation. The proposal includes a green roof on the extension. The main issues are:

- design
- neighbour amenity

### 2 Revision

2.1 The original proposal featured a full width extension which would have lead to the loss of the original bay at lower ground floor level. This was considered unacceptable and the proposal has been revised to a half-width extension that leaves the bay in tact.

### 3 Design

3.1 The extension would sit alongside the projecting bay and measure approximately 5.5m at its widest point, have a maximum depth of 3.6m and height of 3m. It would have a flat roof with 4 large rooflight along the infill and a green roof over the main extension. The roof lights are to be fixed shut and fitted with obscure glass. The bi-folding doors would extend across the rear and side of the extension and provide access to the rear garden. The proposed doors and window are to be timber framed.

3.2 The design is simple with the bifolding doors softening the visual impact of the structure and the use of London stock brick helping it relate to the existing building and surrounding properties. The infill element of the extension is set in from the main extension adding further articulation to the rear elevation and helping it appear less bulky. The extension would be subordinate to the host building with its width and height being constrained by the bay to the side. It is of modest depth (3.6m) in relation to the existing four storey building, and as the garden is 15m long it would allow for the retention of a reasonably sized garden. As such, the design, materials and scale of the proposed extension are not considered to harm the character or appearance of the building or conservation area.

3.3 The proposal is considered to comply with policies CS14, DP24 and DP25 of the LDF and associated planning guidance.

### 4 Amenity

4.1 The proposed extension would be at lower ground floor level and be 3m in height. No. 22 forms the other half of the pair, being separated from the proposed extension by the bay of the application site. As the existing boundary wall rises to the level of the balcony the proposed extension would not affect daylight or sunlight to this property.

4.2 The extension at No. 26 projects by an additional metre from the proposed rear elevation of the proposed extension. There are no windows on the side elevation of the extension at no.26 and is also separated from the application site by a 2.8m boundary wall. The proposal is not considered to affect the light to this property or introduce any issues of privacy or overlooking.

4.3 The new window and doors are at lower ground floor level and face directly onto the garden therefore, would not result in any loss of privacy from overlooking to neighbouring properties. The rooflights are to be obscure glazed and therefore would prevent overlooking from windows above. The proposed works are entirely at lower ground level in connection with flat B and therefore does not restrict any views from the upper floor flats.

4.4 As the green roof will not be accessible for amenity purposes there is no potential overlooking or loss of privacy issues to adjoining properties. Maintenance of the green roof is not expected to be required

more than 4 times a year. The green roof was introduced as a means of reducing the visual impact of the extension and improving the outlook of occupiers from the upper windows.

4.5 As such, the proposal is considered to comply with policies CS5 and DP26 of the LDF.

## **5.0 Other Matters**

5.1 The principle of a green roof is considered acceptable and although a welcomed feature of the design insufficient details have been submitted showing how it will be constructed. Therefore, if planning permission is to be approved it is recommended that details of the green roof (eg substrate depth, type of planting, maintenance) should be submitted to and approved by the Council. An appropriate condition will be added to the permission.

5.2 The only tree that is proposed to be removed is T1 (young Bay Tree) as shown on the tree survey submitted as part of the application. The Council's arboricultural officer has confirmed the loss of this tree is acceptable given it could not be appreciated by the general public, as it could not be viewed from outside the site, and that the removal of the tree would not have a detrimental impact upon the amenity of the conservation area. All other trees are to be retained.

## **6.0 Recommendation: Grant Planning Permission**

**DISCLAIMER**

**Decision route to be decided by nominated members on Monday 31<sup>st</sup> October 2011.**

**For further information see**

**<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>**