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|---|--|--|-----------|------------------------------------|------------------------|-------------------------------------|-----------|
| <b>Delegated Report<br/>(Members Briefing)</b>  |  | <b>Analysis sheet</b>  |           | <b>Expiry Date:</b>                |                        | 24/06/2010                          |           |
|   |  | N/A / attached   |           | <b>Consultation Expiry Date:</b>   |                        | 31/05/2010                          |           |
| <b>Officer</b>  |  |  |           | <b>Application Number(s)</b>       |                        |                                     |           |
| Rob Tulloch   |  |  |           | 2010/2033/P                        |                        |                                     |           |
| <b>Application Address</b>  |  |  |           | <b>Drawing Numbers</b>             |                        |                                     |           |
| Flat C, 4 Belsize Grove, London NW3 4UN   |  |  |           | 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>  |  |  |           |                                    |                        |                                     |           |
| Alterations to first floor rear elevation to incorporate a balcony to residential flat (Class C3).  |  |  |           |                                    |                        |                                     |           |
| <b>Recommendation(s):</b>   |  | Grant Planning Permission  |           |                                    |                        |                                     |           |
| <b>Application Type:</b>  |  | Full Planning Permission   |           |                                    |                        |                                     |           |
| <b>Conditions:</b>  |  |  |           |                                    |                        |                                     |           |
| <b>Informatives:</b>  |  | Refer to Draft Decision Notice   |           |                                    |                        |                                     |           |
| <b>Consultations</b>  |  |  |           |                                    |                        |                                     |           |
| <b>Adjoining Occupiers:</b>   |  | No. notified   | <b>26</b> | No. of responses<br>No. Electronic | <b>01</b><br><b>00</b> | No. of objections                   | <b>01</b> |
| <b>Summary of consultation responses:</b>   |  | <p>A site notice was displayed from 10/05/2010.</p> <p>Garden Flat, 6 Belsize Grove objects on the grounds that:</p> <ul style="list-style-type: none"> <li>The extension would spoil the building line</li> <li>Would result in permanent overlooking of the garden</li> <li>Construction would result in disturbance from noise and dust</li> </ul> <p><u>Officer response</u></p> <ul style="list-style-type: none"> <li><i>There is no extension, the proposed terrace would be on top of the existing projecting bay</i></li> <li><i>It is considered that there is already considerable overlooking to the rear gardens due to the subdivision of the properties and the existing terrace; within this context, it is considered that the proposed terrace would not result in a significant increase in overlooking.</i></li> <li><i>Not a material planning consideration for a development of this nature and scale. Noise and dust pollution are covered by environmental health legislation.</i></li> </ul> |           |                                    |                        |                                     |           |
| <b>CAAC/Local groups comments:</b>  |  | Belsize CAAC was notified, but did not respond.  |           |                                    |                        |                                     |           |
| <b>Site Description</b>   |  |  |           |                                    |                        |                                     |           |
| The site is a 4-storey plus attic semi-detached house at the southern end of Belsize Grove near its junction with Belsize Park Gardens. It lies within the Belsize Conservation Area and is listed as a building that makes a positive contribution to the conservation area. |  |  |           |                                    |                        |                                     |           |
| <b>Relevant History</b>   |  |  |           |                                    |                        |                                     |           |
| No relevant planning history.   |  |  |           |                                    |                        |                                     |           |

## Relevant policies

### London Borough of Camden Replacement unitary Development Plan 2006

SD6 Amenity for occupiers and neighbours

B3 Alterations and extensions

B7 Conservation areas

### Camden Planning Guidance 2006

Roofs and terraces

### LDF Core Strategy and Development Policies

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

*As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.*

## Assessment

The rear of the property has a 2-storey projecting bay. It is proposed to create a roof terrace for the first floor flat by replacing the existing window with windows and double doors and installing metal railings and timber decking on top of the bay. The main issues are how the proposed alterations would affect the appearance of the host building and surrounding area, and the impact of a terrace on the amenity of adjoining occupiers.

### Design

It is proposed to replace the existing large window with timber windows and double doors, to the same width as the existing window, but full length. The proposed doors and windows would be narrower and shorter than the windows directly below at upper ground floor level, thereby maintaining a hierarchy in size, and the materials are appropriate for the building and the conservation area. The proposed railings are metal and would have a limited visual impact, and the timber decking would only be visible from the flats above.

The other house in the pair, no. 2, has two projecting bays to the rear in the same style as no. 4, and both of these bays have terraces on top. On the other side, no. 6 also has a similar terrace on top of its bay. As the proposed terrace is at the rear and would have a limited visual impact, it is considered that it would not harm the character and appearance of the conservation area.

### Amenity

The proposed terrace is a modest size, measuring 3.6m wide and 1.2m deep at its deepest. At first floor level, the adjacent window to the north is part of the same residential unit. To the south is the window to a study of one of the flats in no. 2. Although the terrace would be quite close to this window, 1.2m at its nearest point, the shallow depth of the proposed terrace is such that any views back toward this window would be extremely oblique and the proposal would not result in any direct overlooking to the room.

The proposed terrace would increase general overlooking over the rear gardens of nos. 2, 4, and 6. However, these properties have been converted into flats and two similar terraces exist at no. 2 with a further one at no. 6. Furthermore, the proposal replaces a large window, so the gardens are already overlooked from flat C and the surrounding properties. It is considered that the proposal would not amount to a significant increase in overlooking to the rear gardens. The installation of metal railings would not result in an unreasonable loss of daylight or sunlight to habitable rooms of neighbouring properties.

**Recommendation:** Grant Planning Permission

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