

**DISCLAIMER**

Decision route to be decided by nominated members on Monday 07<sup>th</sup> June 2010. For further information see

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

<b>Delegated Report (Members Briefing)</b>	<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>07/06/2010</b>
	N/A / attached	<b>Consultation Expiry Date:</b>	<b>13/05/2010</b>
<b>Officer</b>		<b>Application Number(s)</b>	
Hannah Parker		2010/1751/P	
<b>Application Address</b>		<b>Drawing Numbers</b>	
44a Belsize Park Gardens London NW3 4LY		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 single storey conservatory to rear of existing lower ground flat (Class C3)			
<b>Recommendation(s):</b>	<b>Grant Permission</b>		
<b>Application Type:</b>	<b>Full Planning Permission</b>		

<b>Conditions or Reasons for Refusal:</b>	Refer to Draft Decision Notice					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>07</b>	No. of responses	<b>04</b>	No. of objections	<b>04</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>A site notice was displayed from the 14/04/2010 until the 05/05/2010. Four responses were received from residents in the building.</p> <ul style="list-style-type: none"> <li>• Breaks 45 degree rule leading to loss of daylight, sunlight, privacy and would be over dominant to other basement flat</li> <li>• Materials inappropriate</li> <li>• Noise nuisance when occupied</li> <li>• Light pollution at night</li> <li>• Extension out of character with conservation area</li> <li>• Design is poor and will ruin the proportions and elegance of the rear elevation</li> <li>• Loss of bay window</li> <li>• Desire to enlarge their property comes only from greed and selfishness and economic gain</li> <li>• Want Council to prevent a precedent</li> <li>• It would be a disgrace to allow any cheap and hideous extension</li> <li>• Impact on other neighbours to rear</li> </ul> <p><i>Councils Response: See Assessment</i></p>					
<b>CAAC/Local groups comments:</b>	<p>Belsize Residents association</p> <ul style="list-style-type: none"> <li>• The covering of the bay window inappropriate</li> <li>• The design integrity of the house must be preserved and no matter how ingeniously devised an addition of this type would damage the building badly.</li> </ul> <p><i>Councils Response</i> <i>The scheme has been amended in order that the bay window is retained in full</i></p> <p>Belsize CAAC The proposed conservatory is out of keeping with the existing building in form and choice of materials and would spoil appearance of the building.</p> <p><i>Councils Response: See Assessment</i></p>					
<b>Site Description</b>						
<p>The site is located on the northern side of Belsize Park Gardens. The property is a villa style building divided into flats. The site falls within the Belsize Park Conservation Area and is identified as a building that makes a positive contribution to the Conservation Area.</p>						

## Relevant History

2006/5777/P

### **44B Belsize Park Gardens**

Replacement of window at front lower ground floor level with timber framed French doors in connection with lower ground floor flat (Class C3). Granted 09/02/2007

EN07/0450

An enforcement investigation (Sept 2007) found various unauthorised additions to flats A and B at 44, but concluded that it was not expedient to take action.

## Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the propos against the development plan taken as a whole together with other material considerations.

### **London Borough of Camden Unitary Development Plan (2006)**

B1 General design principles  
B3 Alterations and extensions  
B7 Conservation Area  
SD6 Neighbourhood Amenity  
SD7a Light pollution

### **LDF Core Strategy and Development Policies**

*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.*

*The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration*

*CS1 Distribution of Growth  
CS5 Growth Areas  
CS14 Promoting high quality places and conserving our heritage  
CS15 Protecting and improving our parks and open spaces and encouraging biodiversity  
DP24 Securing High Quality Design  
DP25 Conserving Camden's heritage  
DP26 Managing the impact of the development on occupiers and neighbours*

## Assessment

**Proposal:** The erection of a glazed single storey extension. This application has been amended following officer concerns about the design. The amended proposals re-orientate the extension so that it would be 7.2m in depth and 2.5m in width and would no longer obscure the bay window.

### Main Considerations

- Impact on host building and conservation area
- Neighbourhood amenity

### Impact on host building and conservation area

The extension would be located to the rear of the property and cannot be seen from the public realm. The extension sits discretely to the rear of the property and runs alongside the existing side garden wall. Although fairly deep the impact of the addition is minimised by the fact that much of the extension would be excavated into the existing garden level and would only project approx 1.7m above ground level at the rearmost point. The aluminium frame glazed design would be lightweight in appearance and is considered sympathetic to the host building. The works would be clearly read as a contemporary addition and is not considered to dominate the façade. The extension is considered to be subordinate to the sizeable host building as it would respect the original design and proportions of the host building and the double height bay.

The works are considered compliant with policies B1, B3 and B7 of the London Borough of Camden Unitary Development Plan.

### Neighbourhood amenity

The application property owns the entire garden at basement level which runs the entire width of both basement flats. This means that ample opportunity already exists for occupiers of the application property to overlook towards the second basement property. The extension is also located over 5m from the second basement flat with the original bay located in-between. Therefore opportunities for overlooking from the new extension would be at oblique angles and are unlikely to be significantly harmful.

The new solid wall of the extension which runs alongside the existing boundary wall with the neighbouring property (Manor Mansions) is lower than the existing garden wall which will be retained as part of the scheme. Therefore, the impact on the proposal on the neighbouring property is not considered to be significant.

The comments regarding light pollution are acknowledged. The two glass roof panels nearest the host building would be fitted with obscured glazed to disperse and soften any potential glare and to alleviate concerns. A glass extension of this scale size is not considered unusual for a building of this size and is commonplace on many houses and flats. The light emissions at night are unlikely to provide direct glare or light trespass into neighbouring or nearby properties and are not considered to be significant enough to form a refusal on that basis. The proposals are acceptable in terms of policy SD7a.

It is considered that the proposed works would not adversely impact on the amenity of the adjacent properties and the flats above with regard to access to sunlight, daylight, or outlook and thus is considered to be consistent with Policy SD6 of the UDP.

### Other Issues

A person's individual motive to why they choose to build an extension is not a planning consideration. All applications are assessed on their individual merits.

**Grant permission**