

Delegated Report		Analysis sheet	Expiry Date:	14/04/2010
		N/A / attached	Consultation Expiry Date:	19/03/2010
Officer		Application Number(s)		
Elaine Quigley		(i) 2010/0209/P (ii) 2010/0217/L		
Application Address		Drawing Numbers		
85 Belsize Lane LONDON NW3 5AU		See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<p>(i) Alterations to rear mansard roof reducing the size of the existing terrace and alterations to fenestration; insertion of green roof to existing flat roof at rear second floor level; replacement of existing doors and windows at rear ground floor level, installation of new spiral staircase from garden to existing rear ground floor level terrace; and insertion of 2 rooflights to front roof slope of dwelling house (Class C3).</p> <p>(ii) Internal works and alterations to rear mansard roof reducing the size of the existing terrace and alterations to fenestration; insertion of green roof to existing flat roof at rear second floor level; replacement of existing doors and windows at rear ground floor level, installation of new spiral staircase from garden to existing rear ground floor level terrace; and insertion of 2 rooflights to front roof slope of dwelling house (Class C3).</p>				
Recommendation(s):		<p>(i) Grant planning permission subject to conditions</p> <p>(ii) Grant listed building consent subject to conditions</p>		
Application Type:	<p>Full Planning Permission</p> <p>Listed Building Consent</p>			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	10	No. of responses	01	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>1 letter received from neighbouring property advising that they are not clear exactly what the proposed changes are however they would object to any changes that make their house and garden more visible and accessible from the application site. Strongly urged to limit the impact of rooflights on adjoining property.</p> <p>Officer comments – Normally objections to a scheme would result in an application being presented at Members' Briefing if recommending approval. It was not considered necessary to present this case at Members' Briefing as the neighbour advised that they would only object if the works resulted in their house and garden being more visible and accessible. The proposed works would not result in any further overlooking of the neighbouring properties than is currently experienced (please refer to the amenity section for further details).</p>					
CAAC/Local groups* comments: *Please Specify	Belsize CAAC – no objections					

Site Description

The application site is located on the south side of Belsize Lane close to the junction with Fitzjohn's Avenue. It comprises a 19th century three storey plus basement and mansard Grade II listed building. The house forms part of a terrace of 8 Grade II listed buildings.

The site is within Belsize Park Conservation Area.

Relevant History

No relevant planning history

Relevant policies

Replacement Unitary Development Plan 2006

SD6 Amenity for occupiers
B1 General design principles
B3 Alterations and extensions
B6 Listed Buildings
B7 Conservation Areas
N5 Biodiversity

Camden Planning Guidance 2006

Belsize Lane CAS

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:

CS5 – Managing the impact of growth and development
CS14 - Promoting high quality places and conserving our heritage
CS15 - Protecting and improving our parks and open spaces & encouraging biodiversity
CS16 - Improving Camden's health and well-being

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

Assessment

Planning permission and listed building consent are sought for alterations to rear mansard roof reducing the size of the existing terrace and alterations to fenestration; insertion of green roof to existing flat roof at rear second floor level; replacement of existing doors and windows at rear ground floor level, installation of new spiral staircase from garden to existing rear ground floor level terrace; and insertion of 2 rooflights to front roof slope of dwelling house (Class C3).

The alterations include the following:

Basement level

- Changes to the fenestration pattern to provide full width sliding doors to the existing single storey rear extension
- Replacement basement stair to match the main stair

Ground floor

- Installation of new metal spiral staircase from terrace to garden level
- New rooflight to flat roof of existing single storey extension
- Removal of columns located on the line of the spine wall
- Replacement of fire lobby with fire curtain adjacent to the staircase and
- Removal of plasterboard encasing stair balustrade

Second floor

- New green roof on top of new roofing membrane to the infill section of roof

Roof level

- Alterations to the existing rear mansard including bringing the mansard closer to the rear eaves line by reducing the size of the existing terrace and changing the fenestration to reduce the amount of glazing and replacing with lead or zinc cladding
- Inserting new domed rooflights to the flat roof of the mansard and 2 conservation rooflights to the front roof pitch

The main issues to be considered as part of the proposal are:

- Impact on the character and appearance of the listed building and conservation area
- Amenity
- Biodiversity

Impact on the character and appearance of the listed building and conservation area

• Basement

The enlarged window and door opening to this modern extension does not harm the special character of the listed building or character and appearance of the area.

The existing internal basement stair is non-original and not worthy of retention. Its replacement is of superior quality and would better relate to the historic building. In this instance it is not considered necessary to ensure the design of the basement stair balustrade and handrail is subordinate to the main stair (as you would normally expect) due to the drastic alterations to the building which has already removed the sense of hierarchy provided found in the joinery, and plaster work internally.

• Externally

The installation of new metal spiral staircase from terrace to garden level and new green roof both located on modern extension to the building do not harm the special character of the listed building or character and appearance of the area.

One letter of objection from a neighbouring property strongly urged the Council to limit the impact of rooflights on adjoining property. New roof lights are proposed to be installed on the front elevation of the property, on the roof of the single storey rear extension and on the flat roof of the mansard roof extension. The rooflight to the front elevation would be flush with the slate roof and not visible from the public realm. In this regard there is considered to be minimal disruption to the character and appearance of the building which would not harm the special character of the listed terrace of Conservation Area.

The enlarged size of the mansard accommodation infills the existing gap between the existing ridge and the rear line of the party wall chimneystacks. However the mansard would still read as an inset extension with a slate clad roof apron between the eaves and terrace. This would not fundamentally change the basic form of the existing roof profile and still allows the original form of the roof – pitched slate roof with projecting eaves – to be recognised and appreciated when viewed from the only vantage points which include the rear garden and upper floors of neighbouring buildings.

- **Ground**

The existing columns are purely decorative and provide no structural purpose. Moreover the form and proportions are crude and bear no relationship to the age and style of the building. In this regard their removal would not harm the special character of the listed building. The downstand beam above the columns to be retained to allow the 2 room front and rear plan to still be appreciated.

The fire lobby is a incongruous modern insertion adjacent to the stair which fails to allow the proper appreciation of the stair and its connection with the vestibule. Its replacement with a more concealed fire curtain system is welcomed in historic building terms. Ideally a partition between the rooms, as originally would have been the case, should be erected to protect the stair.

The removal of plasterboard encasing stair balustrade improves the historic character of the interior and is welcomed in historic building terms

Amenity

The property is a mid-terrace property with no: 83 to the north and 87 Belsize Lane to the south. The alterations to the basement rear extension to increase the size of the door opening would not create any further degree of overlooking to these properties and would be considered acceptable.

A new metal stair would be installed from lower ground floor to upper ground floor level to provide access to the garden area. The staircase would be set away from the boundary with no: 87 by 0.7m and 4.2m from no: 83. Given the use of the existing terrace area at upper ground floor level from a large set of double doors on the rear elevation the new staircase would not result in any further detrimental overlooking into the garden areas of the adjoining properties.

The roof light on the terrace deck of the single storey rear extension would sit flush within the roof. It would be set away from the side elevations of the extension by 1m. Taking this into consideration the rooflight would not result in any further direct overlooking of the windows in the rear elevations of the adjoining properties.

It is proposed to alter the existing rear mansard including by bringing the mansard closer to the rear eaves line by 1.0m. This would reduce the size of the existing open terrace. The mansard extension would be retained behind the chimney breasts and would result in any additional overlooking of the adjoining properties, including those to the rear that front onto Belsize Park.

One letter of objection was received from a neighbouring property advising that they are not clear exactly what the proposed changes are however they would object to any changes that make their house and garden more visible and accessible from the application site. Taking into consideration the above paragraphs the proposed works would not increase the level of overlooking into the garden area of the adjoining properties than currently exists. The proposal is therefore considered acceptable in terms of amenity issues.

Biodiversity

The proposal would include the installation of a green roof on the roof of the first floor rear extension. There is no policy requirement for single family dwellings to include any sustainability measures into proposals. Therefore this is welcomed.

Conclusion

The proposal is considered acceptable in terms of its impact on the character and appearance of the building, the conservation area and the relationship with adjoining properties in terms of amenity.

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