

DISCLAIMER

Decision route to be decided by nominated members on Monday 12th April 2010. For further information see

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

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	21/04/2010
		N/A	Consultation Expiry Date:	19/03/2010
Officer			Application Number(s)	
Eimear Heavey			2010/0857/P	
Application Address			Drawing Numbers	
41 Belsize Lane London NW3 5AU			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of two storey side extension with hipped roof to existing family dwelling house (use class C3).				
Recommendation(s):	Grant conditional planning permission			
Application Type:	Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	

Consultations

Adjoining Occupiers:	No. notified	44	No. of responses No. Electronic	01 00	No. of objections	01
Summary of consultation responses:	<p>A site notice was displayed from 26/02/2010 until 19/03/2010</p> <p>Adjoining occupiers/owners Letter of objection from the occupants of 19C Belsize Lane who are concerned about a loss of privacy to their garden.</p> <p><u>Response:</u> Please see assessment section of report for further comment.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Belsize CAAC Object to the extension on the grounds that it is overdevelopment of the site and would be detrimental to the character of the existing building.</p> <p>Local Groups No reply to date</p>					

Site Description

The application site comprises a two storey plus basement, semi-detached property located on the south side of Belsize Lane. A paved courtyard is located to the front of the building behind a wall approximately 1.8m in height along the front boundary of the property. The property has an enlarged basement below the courtyard area with a rear lightwell.

Properties along the southern side of the road are small, mainly two storey residential buildings of very simple design that give a distinctive character to this side of Belsize Lane. On the north side of Belsize Lane there are more elaborate terraced buildings with shops at ground floor level with two to three storeys of residential floors above. The building is not listed but is identified in the Belsize Conservation Area Statement as making a positive contribution to the Conservation Area.

Relevant History

2005/4723/P: Planning permission for enlargement of the basement to below the courtyard area and application of white render finish on all elevations, as an amendment to planning permission ref 2005/3171 dated 06/10/2005 for additions and alterations to the single dwellinghouse including new basement level with rear lightwell and ground floor side extension, granted 13/01/2006.

2009/1388/P: Planning permission for the erection of a two storey side extension to existing single family dwelling. Withdrawn.

Consultation: The design and conservation section was formally consulted with regard to the above application. Advice dated 18th May 2009 was sent to the applicants requesting amendments to the design. The design was subsequently revised in-line with the design advice and resent to design officers for comment. However the revised design was not considered to mitigate the belated impact of the additional bulk on the character and appearance of the building and area, especially in infilling the important gap between the existing dwelling and no.41a which affords views of the rear gardens and facades of the buildings fronting Belsize Park to the south

east.

Continued verbal advice from design officers confirmed that only a single storey extension would be acceptable in light of the above concerns. The applicants subsequently withdrew the application due to insufficient time to make further amendments.

2009/2694/P: Planning permission for erection of a single storey side extension to existing single family dwelling granted 29/07/2009.

2009/4363/P: Planning permission for erection of a two storey side extension to existing single family dwellinghouse refused on 27/10/2009.

Reason for refusal:

The proposed two storey side extension, by reason of its height, scale, design as well as its infilling of a visual gap in the townscape, would be detrimental to the character and appearance of the host building, the streetscene and the wider Belsize Conservation Area, contrary to policies B1 (General design principles), B3 (Alterations and extensions) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006, design advice in the Camden Planning Guidance 2006 and the Belsize Conservation Area Statement.

An **appeal** was lodged against the refusal and was dismissed on 11/01/2010.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. However, it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

London Borough of Camden adopted Unitary Development Plan 2006

- SD1 Quality of Life
- SD6 Amenity for occupiers and neighbours
- H1 New housing
- B1 General Design Principles
- B3 Alterations and Extensions
- B7 Conservation Areas

Camden Planning Guidance 2006

Belsize Conservation Area Statement

LDF Core Strategy and Development Policies

Core Strategy Proposed Submission

CS14 - Promoting high quality places and conserving our heritage

CS17 – Making Camden a safer place

CS6 – Providing quality homes

Core Development Policies Proposed Submission

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

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

Proposal

The application entails the erection of a two storey side extension with hipped roof to the existing property. The two storey extension will provide two additional bedrooms to the existing family dwelling house. The proposal also includes the replacement of the existing pivoted, vehicular entrance gate with a timber sliding gate. The replacement gates will match the original gates in terms of size and materials and its installation will require no alterations to the existing brick boundary wall. It is considered that the replacement gates represents a de-minimus amendment to the existing building and therefore does not require planning permission.

Differences between this application and the previously refused application

The previous application (Ref: 2009/4363/P) which was refused in October 2009 proposed a two storey extension which measured 5.2 metres from ground floor level and incorporated pitched roof with rooflights to the front and the rear. This application was refused and an appeal lodged which was subsequently dismissed.

Notwithstanding this, the Inspector did not rule out the possibility of a two storey side extension and mainly concentrated on the unacceptability of the high pitched roof and associated rooflights in her report. It is noted that the Inspector was not unduly concerned about the reduction in the gap between the application site and the neighbouring property 41 Belsize Lane.

In this instance a two storey extension is again proposed, albeit smaller, at approximately 4.8metres from ground floor level. A hipped roof is proposed and there are no rooflights proposed to the front roofslope. The scheme also incorporates a large 'coach-house style' opening at ground floor level facing Belsize Lane.

Design

The application property forms part of a pair of semi-detached late 19th Century artisan cottages. The attached property at No. 43 is currently in use as (Class A1) marble and stone retailers and contains a garden area to the rear as well as a hard landscaped courtyard to the front which is used for vehicular parking. The adjoining property at No. 41A Belsize Lane contains a two storey dwellinghouse set away from the front boundary and of a modest scale in keeping with the established scale of development on the south side of Belsize Lane.

The Belsize Conservation area statement states that side extensions would only be acceptable where they do not upset the character and relationship between properties, particularly where significant and well-preserved gaps between buildings provide views through to rear mature gardens.

The proposed two storey side extension will be located at the rear of the existing courtyard and will be 4metres wide x 4metres long x 4.8metres high. The location and footprint of the proposed extension will be identical to the recently approved (Ref: 2009/2694/P) single storey side extension to the property. The second storey of the proposed extension will be located within a hipped roof with two roof windows in the rear roof slope. The hipped roof will be clad in slate tiles to match those of the existing property.

The ground floor level of the proposed two storey extension will be partially screened in views from the public

realm by the boundary walls to the site. Whilst it is acknowledged that the hipped roof would be visible from Belsize Lane, the overall height of the two storey extension has been reduced by approx 0.4metres and is now 60cm lower than the main part of the roof of the dwellinghouse. This reduction in height has been achieved by the stepping down of the new ground floor level by 2 steps. The reduction in height of the extension, along with the introduction of a hipped roof is considered to form a more acceptable design solution than the previously refused scheme and hence, is a more sympathetic addition to the property.

Additionally, this scheme proposes a larger opening at ground floor level which reads as a traditional infilled mews coach door, this is considered to help improve the historic character and appearance of the dwellinghouse. It is noted that the Inspector was not concerned about the reduction in the gap between the neighbouring property and the application site and as such this issue is not contested in this application.

The CAAC have objected to the proposal on the grounds that it is overdevelopment of the site, however given that a single storey extension of the same footprint has already been approved at the site, the proposal for a two storey extension will not take up any further amenity space. It is also noted that the two storey extension would be subordinate to the main dwellinghouse, and would read as such when viewed from Belsize Lane.

In effect, the proposed extension is considered to accurately interpret the original character of the dwellinghouse and the surrounding Conservation Area, and as such is considered to be acceptable in terms of Policies B1, B3 and B7 of the UDP (2006).

Amenity

The proposed two storey extension will have limited impact on the amenity of neighbours. An objection was received from the occupants of 19C Belsize Park who are concerned about a loss of privacy, however the extension will be approximately 25m from the rear elevation of No. 19 Belsize Park and the adjoining property at No. 41A does not have any windows in its side elevation. As such it is not considered that the proposed two storey extension will have a detrimental affect on the daylight, sunlight or outlook currently enjoyed by adjoining properties. The proposal is considered to comply with the requirements of policy SD6.

Conclusion

The proposed two storey side extension is considered to be sympathetic in design and in no way detrimental to the amenities of the neighbouring properties or the surrounding conservation area. The proposal is therefore in broad compliance with the underlying aims of Policies B1, B3, SD6 and B7 of the UDP 2006.

Recommendation: Grant conditional planning permission.