

DISCLAIMER

Decision route to be decided by nominated members on Monday 29th March 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:	01/04/2010
		N/A		Consultation Expiry Date:	18/03/2010
Officer			Application Number		
John Sheehy			2010/0392/P		
Application Address			Drawing Numbers		
Flat 3, 18 Belsize Square, London NW3 4HT			Refer to draft decision		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal					
Insertion of 1 roof light to front roof slope, 3 rooflights to the side roof slope and inset roof terrace within the rear roof slope in connection with loft conversion to the top floor flat.					
Recommendations:		Grant conditional permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	24	No. of responses	1	No. of objections	1
			No. electronic	0		
Summary of consultation responses:	<p>Site Notice displayed from 17th February to 10th March.</p> <p>The occupier of Flat 17d Belsize Square wrote in to object to the application. In summary the following points were raised:</p> <ul style="list-style-type: none"> ➤ The proposal would result in a loss of privacy to the balcony of 17d Belsize Square as it would allow; ➤ Loss of security to 17d Belsize Square: proposed inset balcony could be used to gain access to 17d by scampering across the roof and onto the balcony of 17d. Security to both properties would be reduced. 					
CAAC/Local groups comments:	Belsize CAAC: no objection.					
Site Description						
<p>The site is located on the southern side of Belsize Square, a formal residential square located in the core area of the Belsize Park development undertaken in the 1850s.</p> <p>The building on the site is a large three storey with basement semi detached villa. It forms part of a pair with no.17 Belsize Square and is divided into 4 self-contained flats.</p> <p>While not listed, the properties 1-22 Belsize Square are identified as buildings that positively contribute to the character and appearance of the Belsize Conservation Area in which they are located.</p>						
Relevant History						
<u>Application site</u> None						
<u>Other sites</u> 16 Belsize Square September 2002 Planning permission was refused for the conversion of the loft into habitable floorspace with the erection of 1 front dormer, 2 side dormers and 1 rear dormer. August 2003 Planning permission granted for the conversion of the loft space to provide an additional habitable room for the rear top floor flat, including the creation of a rear dormer window and inset roof terrace.						

Relevant policies

Camden Development Plan 2006

SD1d Community Safety
SD6 Amenity for occupiers and neighbours
B1 General design principles
B3 Alterations and extensions
B7 Conservation Areas

Camden Planning Guidance 2006

Belsize Conservation Area Statement

Assessment

Proposal: insertion of 1 roof light to the front roof slope, 3 roof lights to the side roof slope and an inset roof terrace to the rear roof slope in connection with loft conversion to the top floor flat.

Assessment:

The application has been assessed against the Council's policy and guidance in relation to design, amenity and all other material considerations

Design / Conservation Area

Front roof slope

It is proposed to insert a small conservation style rooflight within this roofslope (0.6m x 0.7m). The clearance from the roof hip would be 0.65m and from the side of the roof would be 1.05m.

Given its small size, this rooflight is not considered to erode the robust character or visual integrity of the front roof slope. The position of the rooflight is in line with the recommended dimensions contained in Camden Planning Guidance in terms of clearance from the side and hip of the roof. In addition the insertion of the small rooflight would not result in the loss of a significant area of original slates.

Side roof slope

It is proposed to insert 3 conservation style rooflights within this roofslope (each measuring 0.5m x 0.5m) - originally a dormer extension was proposed but this was revised during the application period. The clearance from the roof hips would be 0.6m and from the eaves would be 1.5m. This is in line with the recommended dimensions contained in Camden Planning Guidance.

Rear roof slope

It is proposed to insert an inset terrace (1.75m x 1.75m) and a lead-clad dormer into this roofslope. The position of the dormer and inset terrace within the roofslope are in line with the recommended dimensions contained in Camden Planning Guidance. In terms of materials, form and position, the proposed additions are considered to integrate successfully with the existing roof.

Design/ Conservation Area Conclusion

The proposal would preserve the robust character and integrity of the original roof, while allowing for the creation of additional habitable accommodation within the loft space. The proposal is considered to preserve the character and appearance of the Conservation Area in line with policy B7.

Amenity

Given that the increase in external volume of the building as a result of the application would be very modest, there is considered to be no impact on the access to sunlight, daylight or outlook of any neighbouring occupiers.

The proposed inset terrace within the rear roof slope would contain an obscure-glazed privacy screen on the side facing 17 Belsize Square. There would therefore be no loss of privacy to habitable rooms within the neighbouring property, nor to the rear roof terrace.

Concerns of nearby occupants

The occupier of the neighbouring flat (17d Belsize Square) has stated that the proposed inset balcony could be used to gain access to the balcony of 17d by scampering across the roof, and that the security of both properties would be reduced as a result. The privacy screen, which would be approximately the same height as a standard garden fence separating adjacent properties, would substantially reduce the access to the site from the proposed inset terrace and would therefore reduce the potential for loss of security. It is not considered reasonable or necessary to require any further security measures by condition.

Recommendation: Grant conditional permission