

DISCLAIMER

Decision route to be decided by nominated members on Monday 22nd 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:	26/03/2010
		N/A / attached	Consultation Expiry Date:	03/03/2010
Officer			Application Number(s)	
Aysegul Olcar-Chamberlin			1) 2010/0023/P & 2) 2010/0025/L	
Application Address			Drawing Numbers	
34 Belsize Grove London NW3 4TR			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<p>1) Additions and alterations including the erection of single storey rear extension with access stair from garden level to terrace, alterations to the rear façade at basement and ground floor levels, reinstatement of balustrade and gate pier caps to front boundary wall, reinstatement of balustrade around front lightwell and replacement of staircase in front lightwell to Grade II listed dwelling house.</p> <p>2) Internal and external additions and alterations including the erection of a single storey rear extension with terrace and access stair following removal of existing extensions, alterations to the rear elevation at basement and ground floor levels, refurbishment of all windows to front and rear elevations, reinstatement of new balustrade around front lightwell, replacement of staircase in front lightwell, reinstatement of balustrade and gate pier caps to front boundary wall, alterations to internal partitions, inserting wine cellar below lower ground floor level, installation of 2 bathrooms at second floor level and associated refurbishment works, to Grade II listed dwelling house.</p>				
Recommendations:		1) Grant Planning Permission 2) Grant Listed Building Consent		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	04	No. of responses	03	No. of objections	03
			No. Electronic	01		
Summary of consultation responses:	A site notice was displayed from 10/02/2010 to 03/03/2010.					
	The owner of 36 Belsize Grove and occupiers of 32 and 28 Belsize Grove objected the proposal. In summary, the grounds of their objection are:					
	Amenity:					
	<ul style="list-style-type: none">The area of the proposed glazing, at night would result in artificial spillage up the façade of nos. 32 and 34. <i>Response: Please refer to the assessment part of the report.</i>					
	<ul style="list-style-type: none">The part demolition of the existing rear extension, lowering of the shared boundary wall between no. 32 and no.34 and new external staircase would result in unacceptable overlooking to no.32. This wall should be rebuilt to its existing height. <i>Response: Since the application was submitted an additional section (looking towards no.32) has been produced to show the details of the raised boundary wall on the shared boundary.</i>					
	Design:					
	<ul style="list-style-type: none">The proposal would be out of keeping with the house and special architectural and historic interest of the terrace contrary to the Belsize Conservation Area Statement and PPG15 guidance.The proposal rear extension by reason of its size and detailing would be unsightly and detrimental to the appearance and character of the formal composition of this Grade II listed terrace.The proposed lead canopy on the rear elevation would detract from the original symmetry of the terrace.The proposed bull’s eye window on the rear elevation would look absurd as a pair of ‘eyes’ on the rear elevation. <i>Response: Please refer to the assessment part of the report.</i>					
	Structural Stability and Flooding:					
	<ul style="list-style-type: none">The property is on fairly flexible clay. Stiffening of one part of the terrace, followed by natural movements as the clay expands could increase the likelihood of cracking of the walls of the adjacent properties on a regular basis.The rear line of this terrace has been continually eroded over the last few years.No information regarding extreme inclement weather and flooding at nos. 30 and 34 is given.					

- The increased depth of the rear basement floor which would involve 300mm excavation would require under-pinning of the party walls. That underpinning could potentially create 'hard spots' and harm the decorative features.

Response: The application site is not in an area that is identified as at risk from flooding. The proposal is considered to result in very minor excavation works which would not be likely to harm the existing house. Structural stability and subsidence are issues that are subject to control under the Building Regulations.

Others:

- The proposed strengthening works (eg. steel beams in loft, underpinning walls on both sides) will change the character of the 200 year old terrace.
- Although the proposed extension is based on the approved extension at no.30 this was an arbitrary decision and ignores other criteria, namely the extension at 36 Belsize Grove.
- Drawing: 1107/501 shows no piers on the no.32 side of the garden party wall.
- Drawing: 1107/AP.03 does not show correctly the ground floor window into the living room at 32 Belsize Grove (the cill is at floor level).

Response: During the site visit the detailing of the basement rear windows at no.32 noted. The rest of the concerns would not be directly relevant to the assessment of the proposed development.

Consultation:

- The owner of 36 Belsize Park was not notified of this application.

Response: According to the Council's records the occupiers of 36 Belsize Grove was sent a notification letter on 10/02/2010.

In addition, the occupants of 32 Belsize Grove submitted a structural engineer's report that criticises the structural report submitted with the application. It considers that the proposal would create a 'hard spot' in the front and rear facades, risk differential movement and structural distress to façades and decorative plasters and recommends a ground investigation. Additionally, the principal waterproofing system in a basement of this type is considered to be contrary to BS8102 guidance as the Building Control will require the below ground level basement to be tanked, in addition to cavity drainage. The impact of the proposals on an original vault under the garden of no.32 has also not been assessed.

CAAC/Local groups comments:

Belsize CAAC strongly objected the proposal. In summary, the grounds of their objection are:

- The proposed extension by reason of its size, design and materials is incompatible with and out of character with the appearance and character of the house.
- The proposed extension would be detrimental to the special architecture and historic interest of the house and the rest of the Grade II listed terrace.
- Overall, the proposed alterations would result in loss of existing historic fabric.
- The proposed bull's eye window on the rear elevation would be a non original element out of keeping with the date and style of the house.
- The proposed lead canopy over the rear ground floor doors would not be an original feature. The similar features at 26 and 38 provide a terminal feature at each end of the terrace.
- The proposed structural alterations could have implications for the structural integrity of the house.
- The proposed rear staircase would cause overlooking to the adjoining property.

Response: Please refer to the assessment part of the report.

Site Description

The application relates to a Grade II listed mid-terrace house, in use as a single-family dwelling, in the Belsize Conservation Area. It forms part of a symmetrical terrace of 7 stucco-fronted houses dating from c.1825-6.

Relevant History

Application Property:
None

Neighbouring Properties:

30 Belsize Grove – Planning permission was granted on 06/07/2009 for the erection of single-storey rear basement level extension (following demolition of existing single-storey rear basement level extension), alterations to rear ground floor level balcony and stairs to garden, installation of lead canopy over rear ground floor french doors, replacement of UPVC windows with timber at front and rear second floor level all in connection with existing single-family dwellinghouse.

36 Belsize Grove – Planning permission and listed building consent were granted on 30/04/1986 for the enclosure of the rear balcony at ground floor level by the erection of a new conservatory structure and garden access stair.

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.

Replacement Unitary Development Plan 2006

SD6 - Amenity for occupiers and neighbours

SD7A – Light pollution

B1 - General design principles

B3 - Alterations and extensions
B6 - Listed buildings
B7 - Conservation Areas

Camden Planning Guidance 2006

Belsize Conservation Area Statement

Assessment

Proposal

Various external and internal works are proposed, to Grade II listed dwelling house (Class C3).

The proposed external works would include erection of a single storey rear extension with terrace and access stair (following removal of existing rear extensions and ground floor balcony), inserting a new circular window and lead canopy over the ground floor French doors on the rear elevation, refurbishment of all windows to front and rear elevations, reinstatement of railings around the front lightwell, replacement of timber stairs with new metal stairs in the front lightwell and reinstatement of balustrade and gate pier caps to front boundary wall.

The proposed rear extension would be 3.2m deep and 5.7m wide, with a flat roof and large single rooflight. The flat roof of the extension would replace the existing rear ground floor balcony and would be used as a terrace. The proposed ground floor terrace would not project beyond the existing ground floor balcony and would be secured by ornamental iron balustrade. The new external stairs (adjoining the shared boundary wall No. 32) from ground floor to garden level would be installed. A lead canopy would be installed over the rear ground floor French doors opening to the ground floor terrace. The proposed circular window would be symmetrical and identical size to the existing circular window (which is not original).

The proposed internal works would include a small wine cellar (approximately 2m in diameter and 1.6m deep) below the lower ground floor level, alterations to internal partitions, installation of 2 bathrooms at second floor level, and associated refurbishment works.

The proposed small wine cellar does not require planning permission but it requires listed building consent.

Main Considerations:

The design of the proposal, particularly with regard to its impact on the character of the listed building and the Conservation Area, and whether there would be an impact on the amenity of neighbours.

Impact on listed building and conservation area

Extension and external alterations to house: The rear of the properties in this listed terrace are varied in appearance and do not have the uniformity of the front elevation. A similar rear extension with terrace and stairs has been recently approved to 30 Belsize Grove. The proposed rear extension and alteration would result in loss of minimal historic fabric. The removal of the two small, non-original rear extensions is considered acceptable. The height and depth of the proposed new extension is considered to be in scale with the host building and will not impact on the consistency of the terrace, which has variation at the rear. There are already four openings in the lower ground rear elevation – two doors and two non-original windows - so only a minimal amount of fabric will be removed in connecting the main building to the extension. Significant nibs, downstand, and a central section of masonry will be retained. The detailed design of the proposed extension – rendered brickwork with sliding folding glazed doors - is simple and will not compete with the character of the building and would be similar to the approved extension to no.30.

The existing balustrade at upper ground level is not original, and will be replaced with a design which is more in keeping with the age and style of the building. The detail has been taken from no. 30, which retains part of the original railing at this level. This is acceptable.

The introduction of a small lead canopy over the ground floor window (as can be seen at a neighbouring property, and as has been approved at no. 30) is not considered harmful in listed building terms as it would be a minor addition which would be in keeping with the established pattern of development.

There is one, non-original fixed single pane circular window at ground floor level. The proposed circular window (800mm in diameter) would match this at the opposite side, which will reinstate the symmetry of the rear elevation. The glazing within both openings will be subdivided into four, which will appear more congruent with the other fenestration elsewhere. The new opening will not compromise the character of the room internally, nor involve the loss of any decorative or otherwise significant fabric. As stated earlier there is a certain amount of variety found at basement and ground floor levels to the rear of the terrace, therefore the additional window will not compromise its integrity.

The proposed cast iron railings around the front lightwell would be a close match to the original and would replicate the existing cast railings around the front lightwell of the no.32 and would improve the appearance of the front elevation. The new black painted metal steps would replace the dilapidated timber steps in the lightwell and would not be visible from the front elevation of the building. The works to the front of the building would be minimal and would not harm the historic interest of the house.

Alterations to front boundary: It is proposed to reinstate the bottle balustrade and pier caps and render to the front boundary, which is considered to improve the streetscene.

Interior works: At ground floor level, reconfiguration of the rear half of the building is proposed; this will not compromise the characterful nature of the front room and stair compartment, which retain original features. Following the Council's listed building officer's reservations the applicant agreed to re-use the existing kitchen door at the rear lower ground floor level in the proposed rear extension. It is proposed to form a double door opening between front and rear rooms; the scale, position and detailed design of which is acceptable and will not compromise the historic plan form nor room volumes. The proposed wine cellar would be located below the rear kitchen and would be at a safe distance from the existing foundation. It is proposed to lower the floor level at the rear of this floor by 300mm, forming two steps down from the front room. This is not considered to compromise this part of the building and as such the revised proposals on this floor are considered acceptable.

At first floor level, no alterations are proposed.

At second floor level, minor alterations to partitioning are proposed, to reconfigure a corridor area between the front and rear rooms, and to form a small shower room within the rear room. These works will not compromise the building's special interest at this level nor involve the loss of any significant fabric.

The proposed works are considered to preserve the special architectural and historic interest of the building and the character and appearance of the conservation area. The proposed development therefore complies with Policies B1, B3, B6 and B7 of the Camden UDP as well as the advice contained in Camden Planning Guidance and the Conservation Area Statement.

Amenity

Given the height of existing boundary walls and the limited projection of the proposed extension, it is not considered that the proposal would cause significant loss of light or outlook to either adjoining property. The proposed extended balcony would not project any further from the rear wall than the existing one. It is brought closer to no. 36, but the flank wall of the ground floor extension at no.36 projects approximately 0.5m beyond

the balcony and therefore there will be no increase in overlooking to this property. The situation with respect to No. 32 is no different from the existing situation and therefore there will be no significant increase in overlooking to this property. The flank wall of the existing rear extension on the shared boundary with no. 32 would be retained and joined to the existing shared boundary wall with a curved section. The scheme therefore complies with Policy SD6.

Concerning light overspill, policy SD7A considers poorly designed illumination could cause glare and light spillage which could affect the quality of life of the residents. Given the positioning of the rooflight and glazed openings at the proposed extension and their relationship with the openings of the adjoining properties and height of the boundary walls, it is not considered that there would be unacceptable level of glare that could harm the residential amenities of the adjoining properties.

Other Matters

The concerns regarding the impact on the structural stability of the building are noted. However, the application includes a Structural Engineer's Report which concludes that the works would not have adverse structural implications. The concerns raised by the structural engineer commissioned by the occupants on No.32 chiefly relate to Building Control matters.

An informative has been added to the decision notice to remind the applicant of their obligations under the Party Wall Act.

Recommendation: Grant conditional permission and listed building consent.