

DISCLAIMER

Decision route to be decided by nominated members on Tuesday 25th March 2008. 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 N/A	Expiry Date: 04/04/2008
			Consultation Expiry Date: 26/03/2008
Officer		Application Number(s)	
Sheri Waddell		2008/0497/P	
Application Address		Drawing Numbers	
60d Belsize Avenue London NW3 4AA		See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature
Proposal(s)			
Enlargement of second floor level window on side elevation and replacement of two existing rooflights with four rooflights in the rear roofslope.			
Recommendation(s):	Grant conditional permission		
Application Type:	Full Planning Permission		

Conditions:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	05	No. of responses No. Electronic	01 00	No. of objections	00
Summary of consultation responses:	<p>A site notice was displayed from 05/03/08 to 26/03/08.</p> <p>1 response from an address outside the Borough, making no comment.</p>					
CAAC comments:	<p>Belsize CAAC</p> <p>No objection to new window in side elevation. Object to new additional velux windows on the rear elevation, notwithstanding the illustrated neighbouring example of similar work. The alterations to the roof are inappropriate and would be visually prominent, detrimental to the appearance of the conservation area.</p>					
Site Description						
<p>The site falls within the Belsize Conservation Area and this property is identified as a building that makes a positive contribution to the Conservation Area. The property is located on the corner of Belsize Avenue and Hillfield Court. The building is divided into flats.</p> <p>The site is one of a group of 3 properties; being linked to nos. 56 and 58 Belsize Avenue. Further along Belsize Avenue to the south west of the site, there is a group of 6 properties that are very similar in design to the group that the subject site forms part of; properties at nos. 44 to 54 Avenue Road. The 9 properties (nos. 44 to 60 Belsize Avenue) are considered to form a consistent group.</p> <p>The 9 properties are 2-storey in height, with a double pitched roof which has another level of accommodation. The rear elevation of the properties is also very consistent, with each property having a centrally located dormer on the lower roof pitch, with 3 window panes. Some properties have roof lights on the upper pitch; however, they remain largely unaltered. The rear elevations of the properties are visible on the approach along both roads flanking Tudor Close and the road accessing Hillfield Court. No. 60 is located at the end of the group, and is thus particularly visible from the surrounding public vantage points from Hillfield Court. A communal garden to the flats at Hillfield Court is located to the rear of the site.</p>						
Relevant History						
<p>PP refused 15/1/2008 [2007/5383/P] for replacement of two rooflights on the upper level of the rear roofslope with a new dormer window, enlargement of the existing dormer window on the lower level of the rear roofslope, and the enlargement of a bathroom window on the side elevation all in connection with the existing second floor level flat for the reason that: <i>the new dormer window in the upper roofslope and the enlarged dormer window in the lower roofslope were considered to be detrimental to the appearance of the building and the character and appearance of the conservation area.</i></p> <p>The scheme also included alterations to the flank wall to relocate the existing bathroom window - this was considered to be a minor alteration that would not detract from the host building or the wider conservation area, and would in itself have been approved – it did not form part of the reason for refusal.</p>						

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 Replacement UDP (2006)

- S1 & S2 – Strategic Policy on Sustainable Development
- SD6 – Amenity for Occupiers & Neighbours
- B1 – General Design Principles
- B3 – Alterations and Additions
- B7 – Conservation Areas

Camden Planning Guidance (2006)

Belsize Conservation Area Statement

Assessment

Proposal:

The application is a resubmission following the previous refusal. It comprises the following elements:

- the enlargement of a bathroom window on the side elevation – *this is the same as was included in the previously refused scheme*
- the replacement of two existing velux windows on the upper roofslope with four velux windows

Assessment:

Amenity

The new arrangement of the rooflights on the upper roofslope at the rear would not adversely impact on the amenity of neighbouring residential properties with regard to access to sunlight, daylight, or overlooking, and thus is considered to be consistent with Policy SD6 of the UDP. The new window on the side elevation will continue to serve the bathroom: it is only marginally larger and is a street width away from neighbouring properties and as such is not considered to raise any issues of overlooking. *Note that this was considered acceptable in itself in the previously refused application.*

Design

Policy B3 of the replacement UDP relating to alterations and extensions states '*The Council will not grant planning permission for alterations and extensions that it considers causes harm to the architectural quality of the existing building or to the surrounding area. The Council will consider whether: (a) the form, proportions and character of the building and its setting, including the garden and nearby trees, are respected; (b) extensions are subordinate to the original building in terms of scale and situation; and, (f) the architectural integrity of the front or principal facades is preserved.*' Policy B7A states that '*The Council will only grant consent for development in a conservation area that preserves or enhances the special character or appearance of the area*'.

The conservation area statement for the Belsize Conservation Area also states: '*Roof alterations which change the shape and form of the roof, can have a harmful impact to the conservation area and are unlikely to be acceptable where: (i) It would be detrimental to the form and character of the existing building; (ii) the property forms part of a group or terrace which largely, but not completely unimpaired; (iii) the property forms part of a symmetrical composition, the balance of which would be upset; (iv) the roof is prominent, particularly in long views.*'

The proposed velux rooflights are very similar to those that have been installed on the rear upper roofslope of the adjoining property. It can be seen from the photographs of this property that they are not, because of the angle of slope of the upper pitch of the roof, widely visible from vantage points in the public realm. A condition will also be attached to this permission requiring them to be fitted flush with the slope of the roof, so that they will be even less visible than the ones on the adjoining property. As such, they will not alter the form of the roof, and, again as can be seen from the contextual photographs, rooflights are already a characteristic feature of these properties. The four rooflights are proportionate to the overall form and scale of the roof. It is therefore considered that the replacement of the two existing rooflights with four as proposed will not have an adverse affect on the appearance of the building and will thus preserve the character and appearance of the conservation area.

Recommendation: Grant conditional permission

