

**DISCLAIMER**

Decision route to be decided by nominated members on Monday 17<sup>th</sup> December 2007. For further information see

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

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	17/12/2007
		N/A	<b>Consultation Expiry Date:</b>	
<b>Officer</b>			<b>Application Number(s)</b>	
Paul Wood			2007/5422/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
1 Belsize Studios Glenilla Road London NW3 4AT			See decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
The erection of a front dormer window, erection of a summer house to the rear of the garden and a new timber fence and gates to the front elevation.				
<b>Recommendation(s):</b>		Grant conditional permission		
<b>Application Type:</b>		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	17	No. of responses	02	No. of objections	02
			No. Electronic	02		
Summary of consultation responses:	<p>A site notice was displayed from 14/11/2007 to 05/12/2007.</p> <p><b>Owners / occupiers</b></p> <p>Two objections have been received with each objection either by, or on behalf of, the residents at No. 18 Belsize Avenue. A summary of the objections are as follows:</p> <ul style="list-style-type: none"> <li>The siting of the summer house in the rear garden would compromise the character and appearance of the conservation area, where gardens are currently open and spacious.</li> <li>The use of the summer house would give rise to amenity impacts including noise and light associated with its use, particularly at night.</li> </ul>					
CAAC comments:	<p>The <b>Belsize CAAC</b> do not object to the alterations to the main house, however do object to the scheme on the grounds that the rear garden building is effectively a new separate house in the garden and not an summer house as described in the application.</p>					
<b>Site Description</b>						
<p>The subject property is an end of terrace single dwellinghouse located on the southwest side of Glenilla Road. The terrace is known as Belsize Studios and forms a symmetrical composition that makes a positive contribution to the Belsize Conservation Area of which it is within.</p>						
<b>Relevant History</b>						
<p>2007/3999/P: Extension and alterations to single family dwelling house including; erection of a front dormer at first floor level, erection of a full width rear extension, erection of a summer cabin within rear garden, erection of a front boundary wall, and additional minor alterations associated with refurbishment of the property. REFUSED 01/10/2007. <i>(The current application forms a resubmission of this refused scheme which was refused for reasons of detailed design for the front dormer, depth and bulk of the rear extension, and detailed design and height of the front boundary wall. The current application has been revised with consideration to the reasons for refusal).</i></p>						

## **Relevant policies**

### **Camden's Replacement Unitary Development Plan 2006:**

- S1 & S2 - Strategic Policy on Sustainable Development
- SD1 - Quality of Life
- SD6 - Amenity of Occupiers and Neighbours
- SD7 – Light, noise and vibration pollution
- SD9 – Resources and energy
- B1 - General Design Principles
- B3 - Alterations & Extensions
- B7 - Conservation Areas
- N8 – Ancient Woodlands and trees
- N5 - Biodiversity

### **Camden Planning Guidance 2006**

### **Belsize Conservation Area Statement**

## **Assessment**

**Proposal:** The application proposes the following elements:

- Erection of a front dormer window with dimensions 1.1m wide, 1.2m high and projecting 1.2m from the roof slope.
- Erection of a summer house in the rear garden.
- Alterations to existing windows and doors, including a new entry door on the flank elevation, and the installation of a door at rear first floor level to allow access to the flat roof, with the provision of a glazed balustrade.
- Erection of a 1.5m high timber front boundary wall with vehicle and pedestrian access gates.

**History:** As noted in the history section above, the previous refused application has been revised to include the removal of the full width single storey rear conservatory extension, alterations to the front dormer window such that it matches the detailed design of the front dormer windows on properties within Belsize Studios, and alterations to the front boundary wall to provide a closed board timber fence to replicate the style of the existing fencing to the remainder of Belsize Studios. A further revision to the scheme shows the relocation of the summerhouse from the first nook in the rear garden to the second nook (towards the rear of the garden).

**Main Issues:** Impact on the appearance of the building and the conservation area, and impact on the amenity of neighbouring properties.

**Assessment:**

*Dormer window*

The previous application presented a large centrally located dormer window which was considered unacceptable on design grounds. The current application has sought to reduce the size of the dormer and position it with regard to the placement of other front dormer windows within Belsize Studios. The size and placement of the front dormer window are considered to be acceptable and unify the roof profile of this group of buildings. It is considered that the dormer window is acceptable with relation to the existing building and does not cause harm to the character and appearance of the conservation area and therefore the revision overcomes the previous ground for refusal.

*Summer house*

It is proposed to locate the summer house within a side nook off the rear garden. The summerhouse will have a footprint occupying an area of 24.5m<sup>2</sup>. It will be 2.7m high with a flat roof, covered with sedum roofing. The summer house is set away from the rear and side boundaries of the garden. The structure will be timber clad with large sliding doors on the front elevation, and small windows on each side and rear elevation. In terms of size and materials, the proposed structure is considered to be acceptable. The addition of a sedum roof will aid biodiversity and allow the structure to blend more harmoniously with the garden setting. The summer house is located approximately 25m away from the residential property at No. 18 Belsize Avenue, which backs onto the area of the garden associated with the summer house. The modest height of the structure and the generous separation from the other nearby residential properties help to reduce the visibility of the summer house. Notwithstanding, the summer house is typical in style for an ancillary out building to a residential property, and is not an unfamiliar type of structure to be found in gardens within this part of the Borough. The works would

not require the removal of any trees and accordingly this element of the scheme is acceptable.

There have been concerns expressed that the summer house will be used as a single residential dwellinghouse. While this has not been applied for in the current application, a condition will be used to control the use of the summer house for ancillary residential accommodation for the occupiers of the main dwelling. Also it should be noted that planning permission is required for any alternative use.

#### *Timber front boundary wall*

It is proposed to construct a 1.5m high timber board front wall with pedestrian and vehicle access gates. The style of wall is considered acceptable for the subject property. The terrace row to which the development belong all have a similar style of boundary treatment and the design of the fence would allow an improved integration with the style of the wall and allow a continuity to the boundary treatment within the group. The alterations from the previously refused scheme have taken into consideration the character of the street and have overcome the concerns of the previous refusal.

#### *Window/door alterations*

The application also proposes a number of small alterations to fenestration, including the relocation of the entrance to the side elevation, erection of a front conservation style roof light and installation of new rear doors providing access to the flat roof of the existing rear extension and the provision of a glazed balustrade.

As the property is in use as a single dwellinghouse, the alterations to the fenestration can be carried out as permitted development under the provisions of Class A of Part 2 of the Town and Country Planning (General Permitted Development) Order 1995 and would not be subject to planning consideration. The balustrade would however be subject to planning control, however no objection is offered with regard to the design of the balustrade or the formalisation of this element of flat roof as a roof terrace.

#### *Amenity*

The application has been well designed to minimise and contain any impacts to the amenity of neighbouring properties. There will be no material level of overshadowing or loss of daylight or sunlight, and the works will not increase the opportunity for overlooking. As such, the design of the alterations and extensions are sympathetic to the setting offering no material impact to neighbourly amenity. Further the separation of the summer house from the residential property at No. 18 Belsize Avenue is approximately 25m and any noise or light associated with its use is not expected cause harm to the residential amenity of the property.

**RECOMMENDATION:** Grant conditional permission.

