

**DISCLAIMER**

Decision route to be decided by nominated members on ----- (date to be inserted). 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>	<b>03/12/2007</b>
		N/A		<b>Consultation Expiry Date:</b>	19/11/2007
<b>Officer</b>			<b>Application Number(s)</b>		
Paul Wood			2007/5130/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Flat A 4 Belsize Park Gardens London NW3 4LD			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>					
Change of use of two self-contained flats at lower ground and ground floor levels to create a single self-contained maisonette, plus erection of bay window to side elevation at lower ground level, erection of staircase to the rear and alterations to windows and doors.					
<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	00	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 29/10/2007 to 19/11/2007.</p> <p><b>Neighbouring owners / occupiers</b>  One representation has been received from the owner of Flat 4, 4 Belsize Park Gardens. A summary of the objection is as follows:</p> <ul style="list-style-type: none"> <li>Will effect the value of the flats in the building by way of changing the status of the building from a flatted development to mixed residential (i.e. flats and maisonettes).</li> </ul> <p>The new rear stairs are likely to result in noise to other people within the building.</p>					
CAAC/Local groups comments:	<p>The <b>Belsize CAAC</b> does not object to the scheme provided that the existing rear balcony is retained with the original balustrade and the new staircase balustrade is sympathetically detailed.</p> <p>The <b>Belsize Residents Association</b> has responded with concerns that the drawings do not show the intentions of the application.</p>					
<b>Site Description</b>						
<p>The subject building is a semi-detached property located on the northern side of Belsize Park Gardens. The site is not listed, however is considered to make a positive contribution to the Belsize Conservation Area in which it is located.</p>						
<b>Relevant History</b>						
26027(R): Change of use to 8 self contained dwelling units including works of conversion. Granted						

## Relevant policies

### London Borough of Camden Replacement UDP 2006

S1/S2 Sustainable development  
SD6 Amenity of occupiers and neighbours  
B1 General design principles  
B3 Alterations and extensions  
B7 Conservation areas  
H3 Protecting existing housing  
H8 Mix of units  
T7 Off street parking, city car clubs and city bike schemes

### Camden Planning Guidance 2006

Extension, alterations and conservatories  
Residential development standards

### Belsize Conservation Area Statement

## Assessment

**Proposal:** The application proposes the change of use of two self-contained flats at lower ground and ground floor levels to create a single self-contained maisonette, plus erection of bay window to side elevation at lower ground level, erection of staircase to the rear and alterations to windows and doors.

**Material consideration:** The key considerations are the principle of the change of the lower ground floor flat and the ground flat into one maisonette, the consequential net loss of one residential dwelling unit, and the standard of housing provided by the development, the impact of the alterations and extensions on the character and appearance of the building, conservation area and the impact on the residential amenity of adjoining occupiers.

### Assessment:

#### *Alterations and extensions:*

The application proposes a small bay window at lower ground floor level on the side elevation. The works would be wholly concealed from public view and would allow ample passage along the side of the building. The works would have appropriate regard to the character of the building and would not impact on the characteristic townscape gap between the semi-detached properties by virtue of its lower ground floor siting.

A new set of stairs are proposed to lead from the upper ground floor level to the garden at the rear of the site. The stairs would run along a party wall, and would have a balustrade to match the existing balcony balustrade at raised ground floor level. The design of the stairs is in keeping with the character of the building and the raised party wall would provide sufficient screening to prevent overlooking to adjoining properties. In addition, the works would not result in any greater level of overlooking to the existing building.

The scheme proposes further alterations to the flank elevation through alterations to windows and doors. The new windows and doors would be timber framed and follow the proportions and placement of those on the existing building. The new windows would not allow for any greater level of overlooking to neighbouring habitable rooms, and it is noted that the existing windows on the flank elevation of the neighbouring building serve the communal staircase and non-habitable rooms (i.e. bathrooms). The window and door alterations are not visible from the streetscene and therefore will not cause harm to the character or appearance of the conservation area.

#### *Change of use:*

UDP policy H3 (protecting existing housing) states that the Council will not grant planning permission for a development that would result in the net loss of two or more residential units. As the development would only result in the net loss of one residential unit, and considering that no previous applications have resulted in the reduction of the number of residential units in the building following the adoption of the Replacement UDP, the

proposal complies with policy H3.

The internal arrangements as shown on the existing plans meet size requirements for both individual room sizes and the total floor area of the proposed dwelling. They would also comply with CPG guidance for light to habitable rooms.

There are no adverse implications for neighbours, transport or traffic, trees or the character and appearance of the conservation area.

**Recommendation:** Approve with conditions.