

<b>Delegated Report</b>  (Members Briefing)		<b>Analysis sheet</b>		<b>Expiry Date:</b>	17/09/2007
		N/A		<b>Consultation Expiry Date:</b>	05/09/2007
<b>Officer</b>			<b>Application Number(s)</b>		
Bethany Arbery			2007/3312/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
11 Belsize Avenue London NW3 4BL			Refer to draft 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 lower ground and ground floor flats to form a 3 bed maisonette; erection of an enlarged single-storey rear extension at lower ground floor level, replacement door at rear ground floor level and associated landscaping works including excavation to provide an enlarged rear lightwell and erection of glazed balustrades.					
<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:						
Consultations						
Adjoining Occupiers:	No. notified	61	No. of responses	01	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	<p><b>Thames Water</b> There are public sewers crossing this site and no building works will be permitted within 3.0 metres of the sewers without Thames Water's approval. Should a building over/diversion application form, or other information relating to Thames Waters assets be required, the applicant should be advised to contact Thames Water Developer Services on 0845 850 2777.</p> <p>Thames water request that the applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.</p> <p><b>English Heritage (Archaeology)</b> No reply to date.</p> <p><b>Adjoining owners/occupiers</b> A site notice was displayed from 15/08/07 to 15/09/07.</p> <p>The occupier of Flat 10, 15 Belsize Avenue has raised objection to the proposal on the following grounds:</p> <ul style="list-style-type: none"><li>• The proposed works will impede or block access to this block of flats for ambulances etc for a number of elderly Council tenants;</li><li>• The rear of this block is already over-used for parking facilities causing noise and overcrowding the proposal will worsen this;</li><li>• Noise, fumes and waste from construction;</li><li>• Loss of views; and</li><li>• Works like this tear up the ground for building, adversely affecting the environment.</li></ul>					
CAAC/Local groups comments:	<p><b>Belsize CAAC</b> Commented that they have not been able to assess the proposals as no existing drawings were provided.</p> <p><i>This is regrettable but the extent of the works are clear from the proposed drawings and the existing plans are also available on the website.</i></p>					

## Site Description

The application site is 11 Belsize Avenue which is located on the north-west side of the street close to its junction with Belsize Terrace. The property comprises lower ground, upper ground, two upper floors and roof storey with dormer windows. The building is end of terrace and adjoins a private access road which forms part of the site of No. 15. The property is currently in use as 6 self-contained flats. The building is not listed, but is located within the Belsize Park conservation area. It is considered to make a positive contribution to the conservation area. The site is located within an archaeological priority area and is also subject to an article 4 direction.

## Relevant History

### **29964**

Planning permission was granted on 24.05.80 for change of use including works of conversion, of the first floor from two non-self contained bedsitters to a self-contained flat.

### **31079**

Planning permission was granted on 02.12.80 for change of use involving works of conversion to form 6 self-contained flats.

### **8701100**

Planning permission was granted on 30.07.87 for alterations to the roof to form a new side dormer window and a roof terrace on the front elevation.

### **9400082**

Planning permission was refused on 08.07.94 for the formation of a vehicle hard standing and means of access.

### **9501313**

Planning permission was granted on 07.03.96 for erection of a single storey rear extension.

### **PW9802238**

Planning permission was granted on 15.05.98 for the installation of an additional window in the flank elevation at first floor level.

### **2004/5210/P**

Planning permission was refused on 27.01.05 for removal of part of boundary wall and installation of an electronic sliding gate including the formation of a hardstanding area for parking of one vehicle.

### **EN07/0425**

An enforcement investigation was opened on 08/06/2007 for doing works ready to create new means of access.

## 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 adopted Unitary Development Plan (2006)**

S1/S2 - Sustainable development

SD6 - Amenity for occupiers and neighbours

H3 - Protecting existing housing

B1 - General design principles

B3 - Alterations and extensions

B7 - Conservation areas

### **Camden Planning Guidance (2006)**

Section 19: Extensions, alterations and conservatories

### **Belsize Conservation Area Statement (2003)**

## Assessment

### Proposal

Planning permission is sought to undertake the following works:

- use of lower ground and ground floor flats as a 3-bed self contained flat;
- erection of single-storey rear extension at lower ground floor level;
- replacement door at rear ground floor level;
- excavation to provide an enlarged rear lightwell;
- erection of glazed balustrades; and
- associated landscaping works.

### Land Use

The lower ground floor currently provides two residential units. This application relates to the 1-bedroom residential unit located to the rear of the building and also the ground floor which provides a 2-bedroom unit. It is proposed to amalgamate the two units to provide a new 3-bedroom residential unit. The proposal will result in the net loss of 1 residential unit which is in accordance with Policy H3 of the Unitary Development.

### Design

It is proposed to excavate part of the rear garden area to create a new sunken patio area. There is an existing single-storey rear extension to the building at lower ground floor level which is to be removed and replaced with an enlarged single-storey extension (12.3sqm increase). The proposed extension remains partial width as recommended in the Camden Planning Guidance. The proposed extension is obscured in views from the north-east by the higher garden level on this side of the site and the high level boundary wall adjacent to the access way belonging to No. 15 and to the rear of the site. To the south-west the extension is more visible, however, its elevations are predominantly glazed and therefore it appears a lightweight extension to the rear of this building. The increase in size is not really appreciated. The proposed extension is considered to read as a subordinate addition to the building which will not harm the character and appearance of the conservation area in accordance with Policy B3, B7 and Camden Planning Guidance. The proposal also includes the addition of a glass balustrade within the garden surrounding the sunken patio and also on the roof of part of the extension to create a small terrace area leading off from the existing rear upper ground floor level door and with steps into the garden. This replaces an existing platform and staircase from this door which is a rather unsympathetic addition. The proposed replacement is contemporary and contrasts with the existing historic fabric of the building, but it provides a considerable improvement on the existing and because of the materials proposed will be seen as a seek and elegant addition to the property. The existing rear door is also to be replaced which is considered to be acceptable. The proposal is considered to comply with Policies B1, B3 and B7 of the Unitary Development Plan and Camden Planning Guidance (2006).

### Amenity

The proposed works will not be visible to properties north-west or north-east of the site as they will be obscured from view by the existing high level boundary walls. The only property which could potentially be affected by the proposed works is No.9 Belsize Avenue which is situated south-west of the site. The proposed extension is confined to lower ground floor level and does not rise above the height of the boundary wall with this property. The proposed balcony and staircase are set to the north-east of the application site away from neighbouring properties and therefore there will be no increase in overlooking from the proposed works.

It is not considered that the proposal would create any significant additional parking pressure.

Noise and disturbance from construction is not a material planning consideration.

**Recommendation:** Grant conditional permission