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24/18/15-35062(R2)
Rev. No. 24/18/15-35062
1859

Messrs Stuart Henley & Partners
18 Friern Park
LONDON N12 9DA

Your reference

Our reference

T/APP/X5210/A/83/3742/PE4

Date

18 JAN 1984

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY BERKELEY HOUSE DEVELOPMENTS
APPLICATION NO: G7/18/15/35062(R2)

1. As you know, I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal which is against the decision of the London Borough of Camden Council to refuse planning permission for the erection of a 2-storey side extension to form an additional dwelling at 1 Belsize Park Gardens, London NW3. I have considered the submissions made by you and by the local planning authority and the representations received from interested bodies and persons. I looked at the appeal premises on 15 December 1983.
2. From my consideration of the submissions made and representations received and my viewing of the appeal premises, I am of the opinion that the main issue is whether the proposed extension would adversely affect the appearance of the appeal premises and of the locality.
3. In your opinion the proposed extension is modest and ties in closely with the design, appearance and character of the building which it adjoins and the conservation area in general. You draw attention to a similar 2-storey side extension at 50 Belsize Square, which is nearby, and which received the grant of permission from the local planning authority. You also draw attention to the fact that the draft policy guidelines for development in the conservation area is not a statutory document.
4. The local planning authority describe the character of Belsize Park Gardens as comprising substantial Victorian houses which are generally in multiple occupation or which have been converted into flats. They then describe the appeal premises and they say that Belsize Park Gardens is in a conservation area. The authority explain that in the draft policy guidelines for this area it is stated that it is the repetition and regularity of the layout which have created areas of distinctive character. It is also stated that side additions and alterations of the front elevation and roof-line will be resisted. At the appeal premises the authority say that the prominence of the northern flank wall of the appeal premises makes it almost as important as the front elevation and so they say that nothing should obscure it. They describe the extension as wrapping round the corner of the building in a manner which would be out of keeping with the general pattern of development in the locality. The authority then go on to explain why they consider that the extension at 50 Belsize Square should not in any way set a precedent for the extension now proposed at the appeal premises.

5. Seven letters have been received from interested bodies and persons. They object to the proposed extension for a variety of reasons.

6. In my opinion the proposed extension would adversely affect the appearance of the appeal premises and of the locality. The extension would look to be a diminutive addition to the rather massive house to which it would be attached. An attempt has been made to match the style of the main house but the scale has been noticeably reduced and so a sense of incongruity would be induced when looking at the appeal premises. There is little distance between the flank walls of the properties in Belsize Park Gardens (and between the flank walls of properties in other roads in the vicinity), but the appeal premises, being the end property of the street have a flank wall well exposed to view from the street across the back garden of 17 Belsize Park. Consequently the extension would be easily seen by many and so it would also adversely affect the appearance of the locality. In coming to these conclusions I have taken into consideration the uncompromising modern extension which has been built at 50 Belsize Square (and other modern out-of-scale development nearby). I have also considered all the other matters raised in the submissions and representations, but they do not deflect me from my conclusions.

7. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

I am Gentlemen
Your obedient Servant

A handwritten signature in cursive script that reads "John Eyre".

JOHN EYRE RIBA ARICS MRTPI
Inspector