

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>28/04/2014</b>
		N/A	<b>Consultation Expiry Date:</b>	<b>03/04/2014</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Tessa Craig			2014/1603/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
31 Belsize Park Gardens London NW3 4JH			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>				
Installation of two light fixtures to front elevation at first floor level (Retrospective).				
<b>Recommendation(s):</b>		Grant Planning Permission		
<b>Application Type:</b>		Householder Application		

<b>Conditions or Reasons for Refusal:</b>	Refer to Draft Decision Notice					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>30</b>	No. of responses	<b>01</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>The proposal was advertised in Ham &amp; high on the 13th March 2014. A site notice was erected at the site on the 7th of March 2014. Thirty neighbours were notified of the proposal by post.</p> <p>Two objection have been received from:  32 Belsize Park Gardens stating-  <i>The lights at the first floor level of the front elevation of the building are not in keeping with the street and the conservation area of Belsize Park. There are absolutely no buildings in Belsize Park Gardens with lighting at that first floor level on the front elevation. There are absolutely no buildings in the surrounding local Belsize area with lighting at that level on the front elevation. In addition the lights are visible a long way down the street.</i></p> <p>Flat 1, 33 Belsize Park gardens stating-  <i>Installation should not cause disturbance at night, particularly as their children's bedrooms face toward the property.</i></p> <p><u>Officer Comment</u>  The fixtures are considered a very minor development, they are small in size and do not obscure any architectural features of the original building, the design is sympathetic to the host building. The lights are small and not considered to result in light nuisance for any of the surrounding neighbours.</p>					
<b>CAAC/Local groups* comments:</b> *Please Specify	Belsize Conservation Area Advisory Committee-no comments received.					

## Site Description

The property is a five storey semi-detached property on the south side of Belsize Park Gardens. The property is not listed but is located within the Belsize Park Conservation Area. It forms part of a group of buildings which make a positive contribution to the conservation area. An Article 4 direction has removed permitted development rights and requires planning permission for any works to the front elevation of the property.

## Relevant History

**2012/2656/P:** Installation of balustrading above entrance porch and replacement of window with door at front first floor level in connection with creation of a terrace in connection with the existing dwelling (Class C3). Granted 24/07/2012

**2012/1866/P:** Amendments to planning permission granted on 21/10/11 (ref: 2011/3704/P) for the excavation to create basement with rear lightwell and rooflight, lowering of lower ground floor level, enlargement of dormer window with terrace in front roofslope, installation of dormer window with terrace in rear roofslope, installation of glazed lantern to side roofslope, alterations to windows and doors at front and rear lower ground floor level and ground floor level on side elevation, and creation of terraces at rear ground and first floor level all in connection with existing dwelling (Class C3), namely moving the rooflight in the side roof slope closer to the ridge and relocation of the 2 rooflights on the front and rear roofslope to the side roofslope. Granted 27/04/2012

**2012/1298/P:** Details pursuant to condition 6 (solar panels) of planning permission granted 21/10/11 (ref: 2011/3704/P) for the excavation to create basement with rear lightwell and rooflight, lowering of lower ground floor level, enlargement of dormer window with terrace in front roofslope, installation of dormer window with terrace in rear roofslope, installation of glazed lantern to side roofslope, alterations to windows and doors at front and rear lower ground floor level and ground floor level on side elevation, and creation of terraces at rear ground and first floor level all in connection with existing dwelling (Class C3). Granted 13/04/2012

**2012/0016/P:** Details pursuant to condition 4 (enclosure/balustrade to lightwell, terraces and balcony) of planning permission dated 24/10/11 (ref: 2011/3704/P) for the excavation to create basement with rear lightwell and rooflight, lowering of lower ground floor level, enlargement of dormer window with terrace in front roofslope, installation of dormer window with terrace in rear roofslope, installation of glazed lantern to side roofslope, alterations to windows and doors at front and rear lower ground floor level and ground floor level on side elevation, and creation of terraces at rear ground and first floor level all in connection with existing dwelling (Class C3). Granted 20/02/2012

**2011/5431/P:** Details pursuant to condition 3 (tree protection) of planning permission granted 21/10/11 (ref: 2011/3704/P) for the excavation to create basement with rear lightwell and rooflight, lowering of lower ground floor level, enlargement of dormer window with terrace in front roofslope, installation of dormer window with terrace in rear roofslope, installation of glazed lantern to side roofslope, alterations to windows and doors at front and rear lower ground floor level and ground floor level on side elevation, and creation of terraces at rear ground and first floor level all in connection with existing dwelling (Class C3). Granted 25/11/2011

**2011/3704/P:** Excavation to create basement with rear lightwell and rooflight, lowering of lower ground floor level, enlargement of dormer window with terrace in front roofslope, installation of dormer window with terrace in rear roofslope, installation of glazed lantern to side roofslope, alterations to windows and doors at front and rear lower ground floor level and ground floor level on side elevation, and creation of terraces at rear ground and first floor level all in connection with existing dwelling (Class C3). Granted subject to a S106 legal agreement 21/10/2011

## Relevant policies

### London Plan 2011

### LDF Core Strategy and Development Policies 2010

CS1 Distribution of Growth

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing High Quality Design

DP25 Conserving Camden's heritage

DP26 Managing the impact of the development on occupiers and neighbours

### Planning Guidance

CPG1 – Design

CPG6 – Amenity

### Belsize Conservation Area Statement 2002

## Assessment

### Proposal

Retrospective permission is sought for the installation of two lantern style lights at first floor level in the front elevation of the property. The property is subject to an Article 4 direction removing permitted development rights and restricting works to the front elevation of the property. The lanterns are 412mm tall, 224mm wide and 165mm deep. The lanterns are made from dark grey zinc and each includes a small lightbulb inside the lantern.

### Assessment

The main considerations in relation to this proposal are the design and impact on the conservation area and the impact on amenity.

### Design

The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

The lanterns are considered small scale, minor and sympathetic to the conservation area and the host building. The lanterns are not overly prominent and do not impact any of the historic features of the building. Overall, the lanterns are considered acceptable in terms of design.

### Amenity

Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. CPG6 states "*Artificial lighting has many benefits, however excessive or poorly designed lighting can be damaging to the environment and result in visual nuisance including by:*

- *Having a detrimental impact on the quality of life of neighbouring residents;*
- *Significantly changing the character of the locality;*
- *Altering wildlife and ecological patterns; and*
- *Wasting energy.”*

It is considered that the lights would not impact neighbours quality of life, change the character of the area, affect wildlife or waste a lot of energy. The lanterns are small and inset at first floor level. The nearest neighbouring windows would not be impacted by any light nuisance due to the small size of the lanterns. There are no concerns in terms of amenity impact.

### **Recommendation**

Grant Planning Permission