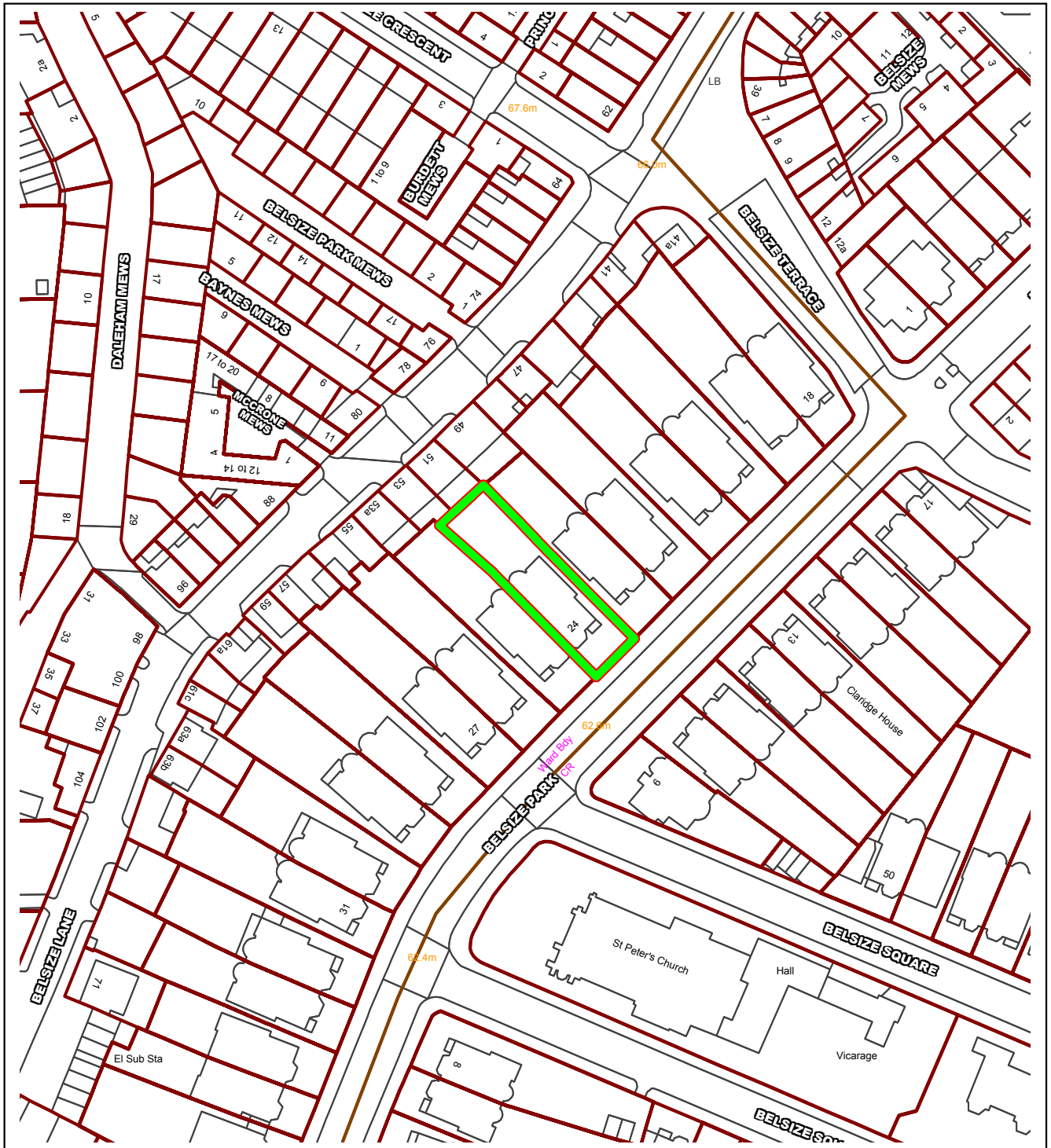


Flat 1-2, 24 Belsize Park



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Photograph 1



View from proposed siting of outbuilding, looking towards the rear and No. 51 and No. 53 Belsize Lane

Photograph 2



View of Rear of host property

Photograph 3



View of shared boundary with No. 25

Photograph 4



View of shared boundary with No. 23 directly opposite the site of the proposed outbuilding

Delegated Report		Analysis sheet	Expiry Date:	03/04/2015
(Members Briefing)		N/A / attached	Consultation Expiry Date:	04/03/2015
Officer			Application Number(s)	
Shane O'Donnell			2015/0536/P	
Application Address			Drawing Numbers	
FLAT 1-2 24 Belsize Park London NW3 4DU			Refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a single storey timber clad outbuilding.				
Recommendation(s):		Grant planning permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	30	No. of responses	3	No. of objections	3
			No. Electronic	00		
Summary of consultation responses:	<p>A site noticed was displayed from 11/02/2015 to 04/03/2015. The application was advertised in the Ham & High newspaper between 12/02/2015 and 05/03/2015.</p> <p>2 objections have been received from owner/occupiers of the adjacent flats 2, 3 and 4 No.23 Belsize Park.</p> <p>The main reasons for objection are summarised as follows:</p> <ul style="list-style-type: none"> - The design and appearance is too large given its siting in a conservation area. <p><u>Officer response</u> <i>The proposed siting of the outbuilding to the rear of No. 24 Belsize Park screens the proposal from views from public vantage points and hence is only visible from neighbouring rear gardens and rear facing windows. The outbuilding is considered to be subordinate in scale and size to the main garden and a significant amount of garden space will be retained following its construction.</i></p> <ul style="list-style-type: none"> - Will create additional traffic. <p><u>Officer response</u> <i>The outbuilding is not creating an additional unit of accommodation but a use ancillary to the main dwelling hence it will not result in additional traffic in the immediate area.</i></p> <ul style="list-style-type: none"> - Will result in a loss of privacy, in particular to neighbouring terraces and the proposed outbuilding will be used as a separate unit of accommodation and how that would be monitored. <p><u>Officer response</u> <i>The proposed outbuilding will not have any windows facing the properties on Belsize Lane and as such will not impact on their amenity. The proposed structure will be ancillary to flats 1-2, 24 Belsize Rd and a condition prevents its use as a habitable unit of accommodation or as a business. If the unit is used as accommodation the enforcement department will get involved.</i></p> <ul style="list-style-type: none"> - Concern regarding the potential noise from air conditioning units <p><u>Officer response</u> <i>The desire by the applicant to leave room for possible air conditioning units led to a revision of the outbuilding's siting however the air conditioning units do not form part of this application and would therefore require a separate application.</i></p>					

<p>CAAC/Local groups* comments: *Please Specify</p>	<p>Belsize CAAC</p> <p><u>Objection:</u> to the size and design of an outbuilding that has the appearance of a permanent structure that is considered to be a habitable rather than an outbuilding</p> <p><i>The proposed structure will be ancillary to flats 1-2, 24 Belsize Rd and a condition prevents its use as a habitable unit of accommodation or as a business. If the unit is used as accommodation the enforcement department will get involved.</i></p>
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Site Description

The application dwelling is a semi-detached mid-19th century 3 Storey Villa on the northern side of Belsize Park divided into 6 self-contained units. The property is located within the Belsize Conservation Area and within a residential street located in the core area of the Belsize Park development undertaken in the 1860s.

The property is not listed but has been identified as making a positive contribution to the character and appearance of the Belsize Conservation Area.

Relevant History

Application Site:
2012/6646/P - Alterations and repair work to ground floor level bay and entrance portico, replacement of front boundary wall and erection of bin enclosure all in connection with existing flats (Class C3).
Granted 18/03/2013

2010/4212/P - Conversion of 4 self contained flats into 3 self-contained flats with enlargement of front and rear dormer windows, enlarged front roof terrace and insertion of railings to form terraces at first floor front elevation and second floor rear elevation. *Granted 04/10/2010*

Surrounding Sites:
2014/2997/P – Flat 3, 15 Belsize Park Gardens- Erection of outbuilding and installation of paving to the rear garden area. *Granted 20/08/2014*

Relevant policies

- NPPF**
London Plan March 2015, consolidated with alterations since 2011
LDF Core Strategy and Development Policies
 CS1 - Distribution of growth
 CS5 - Managing the impact of growth and development
 CS6 - Providing quality homes
 CS14 - Promoting high Quality Places and Conserving Our Heritage
 CS15 – Protecting and improving our parks and open spaces
 DP24 - Securing High Quality Design
 DP25 - Conserving Camden’s Heritage
 DP26 - Managing the impact of development on occupiers and neighbours
- Camden Planning Guidance 2011**
- Belsize Park Conservation Area Statement**

Assessment

1.0 Proposal

- 1.1 Planning permission is sought for the erection of single storey outbuilding in the private garden of Flat 1-2 Belsize Park. The rear garden of No. 24 is subdivided into two private amenity spaces. Flat 1-2 private garden is sited furthest from No. 24's dwellinghouse.
- 1.2 The proposed single storey outbuilding will have a length of 7.6 metres, a 3.9 metre width, with a 2.8m in height flat roof. The proposed outbuilding will have a floorspace of 23.5 m² still retaining a garden for Flat 1-2 of approximately 135.5 m².
- 1.3 The 7.6 metres length of the proposed outbuilding will run along the shared boundary with No. 51 and No. 53 Belsize Lane at a distance of 1.49 metres. The siting of the proposed outbuilding has been revised moving the proposed structure closer to neighbouring property No. 23 Belsize Park by 1.67 metres and further away from No. 25 Belsize Park by 3 metres. This revision was in order to allow room for future air conditioning units which do not form part of this application.
- 1.4 The outbuilding will be clad in premium grade red cedar which will weather to a silvery colour with a proposed green roof. The building will include a large sliding corner French window, one further window in the front elevation and one smaller window in the side elevation facing No 23 Belsize Park. The proposed outbuilding will also be light in terms of foundations with steel bearing concrete shoes on a concrete plinth minimising the depth of foundations.
- 1.5 The proposed use of the outbuilding is as a garden room/children's play room/home office. There is currently a collection children's play equipment in the garden which will be stored within or replaced by this structure.

2.0 Considerations The principal considerations material to the determination of this application are summarised as follows:

- Design and conservation
- Neighbouring amenity

3.0 Design

- 3.1 Council LDF Policy DP24 states that when assessing a development the council should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. LDF 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.
- 3.2 CPG1 Design Guidance recommends that the siting, location, scale and design of proposed outbuildings should be as to have a minimal visual impact, subordinate to the host garden and not detract from the open character and amenity of neighbouring gardens.
- 3.3. The proposed outbuilding would have a length of 7.6 metres but is sited so that the length runs along the rear boundary of the garden respecting the building lines of the application dwelling and leaving a gap on each side to the shared boundaries with neighbouring properties. The proposed siting to the rear of No. 24 Belsize Park screens the proposal from views from public vantage points and hence is only visible from neighbouring rear gardens and rear facing windows. The outbuilding is considered to be subordinate in scale and size to the main garden and a significant amount of garden space will be retained

following its construction.

3.4 The structure will be clad with red cedar material that will weather over time to a non-prominent grey/silvery colour with a green roof and the structure will have a height of 2.8 metres. The proposed development will result in the loss of some vegetation but sufficient vegetation will remain to help screen the bulk and mass of the proposal from neighbouring vantage points.

3.5 Given the proposed siting, vegetative screening, proposed use of materials, and the proposed height, it is considered that the proposed outbuilding would be an acceptable addition to the Belsize Conservation Area, and be subordinate to the host garden and respect the openness of neighbouring gardens

4.0 Neighbouring Amenity

4.1 Council LDF Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of the development is fully considered. 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

4.2 CPG6 Amenity Guidance states that spaces that are overlooked lack privacy and the sensitive areas to overlooking are: living rooms, bedrooms, kitchens, and the part of a garden nearest to the house. CPG6 also states that "Outlook is the visual amenity enjoyed by occupants when looking out of their windows or from their garden".

4.3 The proposed outbuilding would be 2.8 metres in height and 1.4 metres from the nearest shared boundary. The proposed outbuilding is screened on all side by boundary fencing approximately 1.6 metres in height. With respect to the impact of the outbuilding on the nearest neighbours No. 51 and No. 53 Belsize Lane, the change in levels between these properties and the applications site means that the rear boundary wall and fencing will screen the 2.8 metre height of the outbuilding. The remaining vegetation, separation distance, and boundary fencing will also help screen the impact of the proposal on neighbouring rear gardens.

4.4 The proposed development will not create any additional overlooking views and the impact on neighbouring impacts will be mitigated by the boundary screening and proposed use of materials such as a green roof.

4.5 Given the siting of the proposed outbuilding, the boundary screening, and the proposed use of materials, it is not considered that proposed outbuilding will have a detrimental impact on neighbouring amenities. Furthermore, a condition has been placed on the permission preventing use of the space as a separate habitable unit or as a business – the unit will therefore remain ancillary to the use of flats 1-2.

5.0 Impact on Trees

5.1 The removal of T2, T3, and T4 identified in the arboricultural report dated March 2015 would not have a detrimental impact to the character of this part of the conservation area due to the poor form of these trees and the lack of screening they provide. However other more significant trees are being retained as part of the proposed scheme. Whilst the proposed development is in close proximity to more significant trees which are to be retained, it will be possible for the development to take place without adversely affecting the trees provided the method statement and all tree protection measures referred to in the arboricultural report are implemented (and this will be secured by condition).

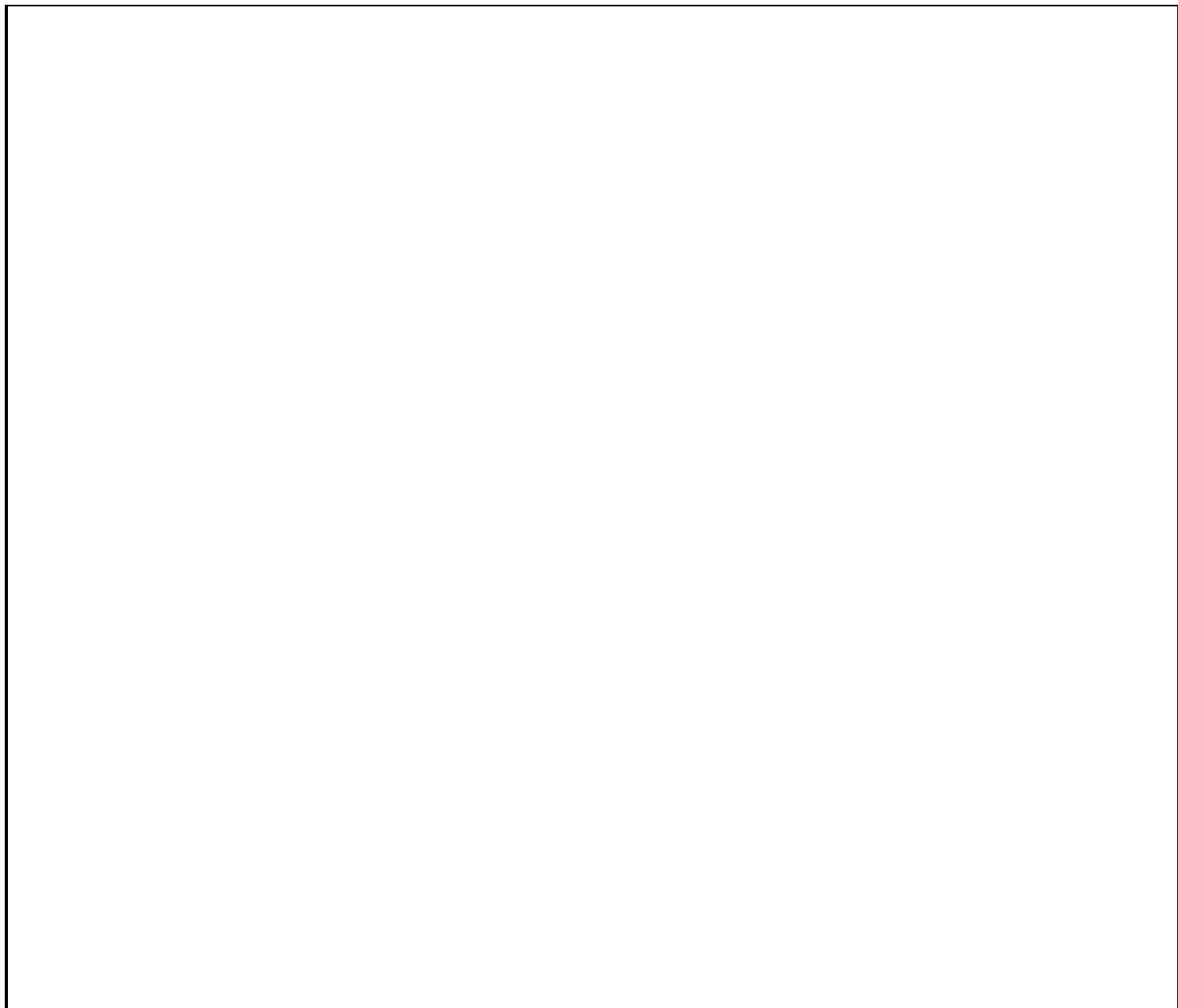
5.2 The proposed works are considered acceptable in relation to trees, providing the works are carried out in accordance with the arboricultural report and that a pre-commencement condition be placed on any approval. It is considered, by virtue of its method of construction and extent of foundations, the nearby trees would be preserved from harm.

6.0 Recommendation

6.1 Grant Conditional Planning Permission.

DISCLAIMER

Decision route to be decided by nominated members on Monday 27th April 2015. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.



Ms Amy Cook
Ecospace
3 Iliffe Yard
London
SE17 3QA

Application Ref: **2015/0536/P**
Please ask for: **Shane O'Donnell**
Telephone: 020 7974 **2944**

22 April 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
FLAT 1-2
24 Belsize Park
London
NW3 4DU

DECISION

Proposal:
Erection of a single storey timber clad outbuilding.
Drawing Nos: 1445/PL/01, 1445/PL/02 Rev 03, Design and Access Statement (Revised),
Arboricultural Impact Assessment 02271R prepared by Keiron Hart March 2015

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 1445/PL/01, 1445/PL/02 Rev 03, Design and Access Statement (Revised), Arboricultural Impact Assessment 02271R prepared by Keiron Hart March 2015

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 The proposed development shall be carried out in complete accordance with the hereby approved arboricultural report by Tamla Trees consulting dated March 2015 and the Tree Protection plan ref 02271P_TPP_01A.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy

- 5 The outbuilding shall only be used for ancillary purposes to flat 1-2 and shall not be used as a separate and independent Class C3 dwelling or a B1 business.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of noise, traffic congestion and excessive on-street parking pressure in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be

heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

DECISION