

53 Belsize Park Gardens 2015/3118/P



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Delegated Report		Analysis sheet		Expiry Date:		01/09/2015	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		06/08/2015	
Officer				Application Number(s)			
Laura Hazelton				2015/3118/P			
Application Address				Drawing Numbers			
53 Belsize Park Gardens London NW3 4JL				Please refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Demolition of existing upper ground floor rear bay window and construction of new bay window, new timber windows, new cast iron balustrade.							
Recommendation(s):							
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	52	No. of responses	02	No. of objections	02
			No. Electronic	00		
Summary of consultation responses:	<p>The application was advertised in the local press on 16/07/2015 (expiring 06/08/2015) and a site notice was displayed between 10/07/2015 and 31/07/2015.</p> <p>One objection was received from adjoining neighbour no. 51 Belsize Park Gardens on the following grounds:</p> <ol style="list-style-type: none"> 1. Noise created during construction. 2. The terrace would result in overlooking, a loss of privacy and noise nuisance. <p>Officer Response</p> <ol style="list-style-type: none"> 1. Noise levels generation during construction are not a material planning consideration. However, planning approval would be subject to the condition that noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. Any building works must be carried out 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. If construction works continue outside of these hours, the Council's Environmental Health team can be contacted. 2. Please see detailed response in section 4 below. 					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>The Belsize Conservation Area Advisory Committee (CAAC) was notified by email on 07/07/2015 and objected on the following grounds:</p> <ol style="list-style-type: none"> 1. The proposal shows no interest in improving the property and only contributes to its further demise. 2. There are overlooking problems from the balcony. <p>Officer response</p> <ol style="list-style-type: none"> 1. Please see detailed response in section 3 below. 2. Please see detailed response in section 4 below. 					

Site Description

The application property is a four-storey semi-detached property on the south side of Belsize Park Gardens. The property has been subdivided into flats, and it is the first floor flat that is the subject of this permission. The surrounding area is predominantly residential with similar 19th Century villas; the villas are symmetrical with slab chimney stacks, hipped slate roofs and recessed sash windows.

The rear of the properties are characterised by large bay windows with flat roofs to the rear. However, the bay window to the rear of the host property was re-built at some point and is characterised by an unattractive plastic pitched roof which is out of character with the surrounding properties.

The property is not a Listed Building, but is located within the Belsize Conservation Area and is noted as a positive contributor to the area.

Relevant History

8601822 - Erection of a two single storey conservatories at the rear. Granted 04/12/1986.

PW9902372 - Erection of a single storey rear extension to an existing flat at ground floor level. Allowed on appeal 03/05/2000. The inspector provided the following comments regarding the rear terrace:

“...the flat roof to the existing kitchen extension is used by the occupiers of the first floor flat as a terrace. This allows views over the boundary walls into the adjacent gardens in view of its elevated position. The extension would increase the area of roof terrace, and thereby increase the degree of overlooking and loss of privacy to adjacent gardens. It could also allow views into the rear windows in no.51 in view of the additional projection of the extension behind the main rear wall of no.53.I believe It would be possible to construct the extension in such a way that the roof over the proposed extension is not capable of being used as an extension to the existing roof terrace...This would not worsen the current situation regarding overlooking of adjacent gardens”.

Relevant policies

National Planning Policy Framework 2012

London Plan 2015, consolidated with amendments since 2011

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Supplementary Planning Guidance

Belsize conservation area statement 2003

Assessment

1.0 Proposal

1.1 This application involves the following:

- Demolition of existing upper ground floor rear bay window and construction of new bay window with double-glazed, white, timber-framed windows to match those of surrounding neighbours, particularly no. 51;
- Replacement of the existing door providing access onto the rear terrace with new double-glazed, white timber-framed doors;
- New black cast iron balustrade around bay window and the rear terrace.

2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- Design (the impact that the proposal has on the character of the host property as well as that of the wider Belsize Conservation Area); and
- Amenity (the impact of the proposal on the amenity of adjoining occupiers).

3.0 Design and Impact on Conservation Area

3.1 Policy CS14 aims to ensure the highest design standards from developments. Policy DP24 also states that the Council will require all development, including alterations and extensions to be of the highest standard of design and to respect the character, setting, form and scale of the neighbouring properties as well as the character and proportions of the existing building. Furthermore, Policy DP25 seeks to preserve and enhance the character and appearance of conservation areas.

3.2 CPG1 (Design) provides further guidance relating to rear additions and alterations, and emphasises that alterations should always take into account the character and design of the property and its surroundings, and that windows, doors and materials should complement the existing building.

3.3 The Belsize Conservation Area Statement also states that existing/original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features. Where removed in the past, replacement with suitable copies will be encouraged (para. BE15).

3.4 The proposed demolition of the existing (not original) bay window and the construction of a new bay window is considered acceptable. The existing bay window is an unattractive, unsympathetic addition that harms the character and appearance of the host property and surrounding terrace both by virtue of its design and materials, particularly the plastic pitched roof. The bay window would be re-built to match the traditional bay windows of neighbouring properties, therefore reinstating an original architectural feature. The proposal is therefore considered to preserve and enhance the character and appearance of both the host property and the surrounding terrace.

3.5 The bay window will feature double-glazed white timber framed windows and the existing door onto the rear terrace will be replaced with a traditional white timber-framed double-glazed door to match the original door at no.51. CPG1 (Design) states that new windows should match the originals as closely as possible in terms of type, glazing patterns and proportions, opening method, materials and finishes, detailing and the overall size of the window opening. Where timber is the traditional window material, replacements should also be in timber frames (para 4.7). The proposed bay window, windows and door are therefore considered sympathetic and complementary additions which help to improve the character and appearance of the host property.

3.6 The proposal also includes the installation of a new cast iron balustrade. Surrounding properties are also characterised by a metal balustrade around the bay window which extends round to the adjacent window. However, due to the historic construction of a ground floor extension, this would not be possible to the height and layout of the extension. This application therefore proposes to install the balustrade around the bay window and extend out to enclose the rear terrace. The balustrade is considered acceptable as it matches the surrounding properties in terms of size, colour and material, helping to unify the appearance of the rear of the surrounding terrace.

3.7 The conservation officer has reviewed the submission and considered the works appropriate.

4.0 Amenity

4.1 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. This includes privacy, overlooking, outlook and implications on daylight and sunlight.

4.2 CPG6 (Amenity) provides specific guidance with regards to privacy, overlooking and outlook. The property already benefits from a rear roof terrace at first floor level and this application only seeks to enclose it with a metal balustrade. It is not considered that the proposal would materially increase opportunities to overlook adjoining occupiers or result in a significant loss of privacy.

4.3 Furthermore, the proposal is not considered to impact the levels of daylight or sunlight received by neighbouring residents, or harm their outlook.

5.0 Conclusion

5.1 The proposal is considered to preserve and enhance the character and appearance of the host property and wider conservation area and is therefore considered acceptable.

6.0 Recommendation

6.1 Recommend conditional approval.

DISCLAIMER

Decision route to be decided by nominated members on Monday 10th August 2015. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr Luigi Montefusco
LBMVarchitects
27 Elizabeth Mews
London
NW3 3NR

Application Ref: **2015/3118/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 1017

5 August 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
53 Belsize Park Gardens
London
NW3 4JL

DECISION

Proposal:

Demolition of existing upper ground floor rear bay window and construction of new bay window, new timber windows, new cast iron balustrade.

Drawing Nos: A1001, A1002, A1003, A1004, A2001, A2002, A2003, A2004 and Design and Access Statement ref: 0048 dated 02/06/2015.

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, texture and style 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 policies 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: A1001, A1002, A1003, A1004, A2001, A2002, A2003, A2004 and Design and Access Statement ref: 0048 dated 02/06/2015.

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

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