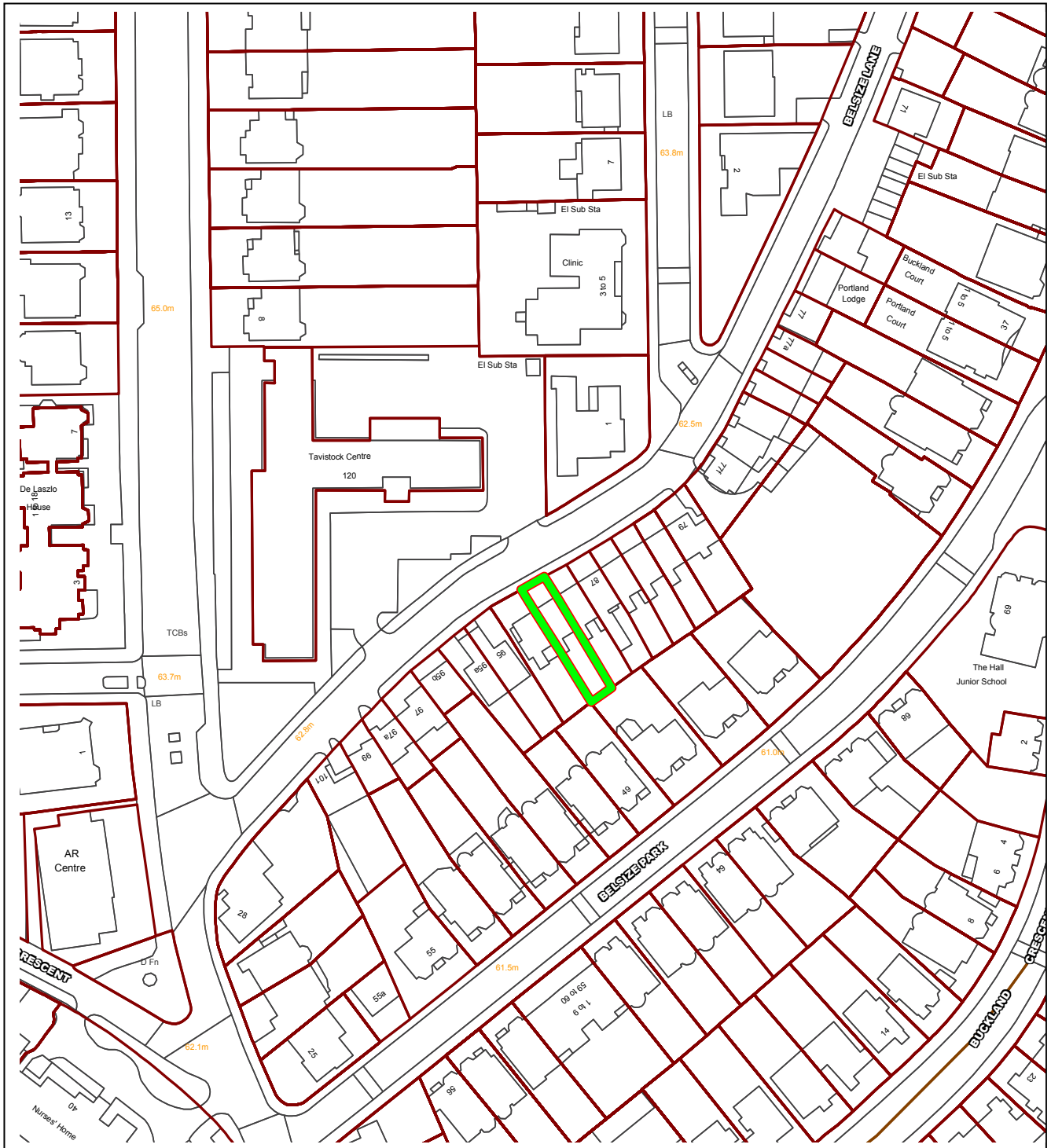


91 Belsize Lane – Site location plan



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91 Belsize Lane – Pictures



Front elevation. 91 is the 2nd property from the right.



Roofscape of surrounding area of 91 Belsize Lane. No. 91 is the property with the rear elevation covered in greenery.



View to rear from no. 91



Existing fireplace.



Existing cornice



Existing third floor bathroom

Delegated Report		Analysis sheet		Expiry Date:		15/07/2015	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		25/06/2015	
Officer				Application Number(s)			
Carlos Martin				1. 2015/2277/P 2. 2015/2773/L			
Application Address				Drawing Numbers			
91 Belsize Lane London NW3 5AU				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
1. Installation of dormer window, 2 rooflights and new railings at the rear. 2. Installation of dormer window, 2 rooflights, new railings at the rear and internal alterations.							
Recommendation(s):		1. Grant planning permission 2. Grant listed building consent					
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	16	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	<p>2x site notices displayed from 29/05/2015 to 19/06/2015 2x press notices published from 04/06/2015 to 25/06/2015</p> <p>No response.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Belsize CAAC: Objects on the following grounds:</p> <p>“The proposed dormer window is considered to be too big. The width should be reduced in order to be more in character and less prominent in relation to the roofline. As it is proposed it would detract from the character of the conservation area.”</p> <p><u>Officer’s comments:</u></p> <p>The proposal has been amended to address the CAAC’s concerns. The width of the proposed dormer has been reduced from 3.0m to 2.7m. While this is a minor reduction, its total width would be less than half the width of the overall roof and as such the dormer is considered to be subordinate in scale to the existing roof.</p>					

Site Description

The application site relates to a Grade II listed 3-storey plus semi-basement mid-terrace building. The site is located within the Belsize Park Conservation Area and has been identified as making a positive contribution to the character of the conservation area. The terrace of which it forms part is also Grade II listed. It comprises 8 mid C19th houses (nos. 79 to 93) with stucco, slated roofs with projecting bracketed eaves and brick slab chimney-stacks to party walls. No. 91 is divided into 2 maisonettes.

Relevant History

History of dormer extension within nos. 79 to 93.

8803931: Planning permission and listed building consent **granted** for the enlargement of the rear dormer to form a terrace at no. **79 Belsize Lane**. 17/01/1989

2008/1332/P: Planning permission and listed building consent **granted** for the installation of a second rear dormer at no. **81 Belsize Lane**. 24/05/2008

2007/4009/P: Planning permission and listed building consent **granted** for the erection of a dormer window to replace the existing dormer and balcony at no. **83 Belsize Lane**. 16/11/2007

Relevant policies

NPPF 2012

The London Plan 2011

LDF Core Strategy and Development Policies 2010

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 development on occupiers and neighbours

Camden Planning Guidance

CPG 1 (Design) 2015

CPG 6 (Amenity) 2013

Belsize conservation area statement 2002

Assessment

Proposal

1. Planning permission and listed building consent is sought for the installation of a dormer, 2 rooflights and new black painted metal railings, all at the rear, and internal alterations. The proposed dormer would be 2.7m wide by 1.6m high and would feature 3 timber framed casement windows.

Amendments

2. The proposal has been amended at officer's request. The amendments consist on:
 - a. A reduction of the width of the dormer from 3.0m to 2.7m and a reduction of no. of windows from 4 to 3.
 - b. At 2nd floor level the fireplace was originally to be removed within the new bathroom. This would now be retained.
 - c. Cupboards at 2nd floor level - The opening from bedroom 1 has been reduced to a single door width in order to minimise the loss of original fabric.
 - d. Railings – originally these were rather ornate to follow the pattern of those to the front. This has been replaced by a more simple design, as it's traditional at the rear.

Main planning considerations

3. The main planning considerations are considered to be:-
 - i) the impact of the proposal on the character of the building and the conservation area;
 - ii) the impact of the proposal on the amenity of neighbouring properties;
 - iii) the impact of the proposal on the special interest of the listed building.

Design and conservation

4. CPG1 (design) sets out when roof extensions are likely to be considered acceptable in principle. The guidance states that roof extensions and alterations, which change the shape and form of the roof, can have a harmful impact on the Conservation Area and are unlikely to be acceptable where:
 - It would be detrimental to the form and character of the existing building
 - The property forms part of a group or terrace which remains largely, but not completely unimpaired
 - The property forms part of a symmetrical composition, the balance of which would be upset
 - The roof is prominent, particularly in long views
5. There are rear roof extensions, of varying styles, at Nos. 81, 83 & 85. In addition, the Belsize Conservation Area Statement concedes that rear roof extensions have become part of the prevailing character of the area and as such further sensitively design extensions are likely to be considered acceptable. In this case it is considered that there is a precedent for rear roof extensions on the row of terraces of which the building is a part. The rear roofscape is not visible from the public realm, with views from the gardens of Belsize Park to the rear being the most likely place that you could glimpse the rear roof slopes. The proposed dormer broadly complies with Camden's guidance for roof extensions, the proposed traditional casement

windows are considered to be appropriate and the proposed rooflights would be conservation type. Therefore the proposed dormer is not considered to have any harmful impact on the character and appearance of the conservation area or the special interest of the listed building and consequently it is considered acceptable.

6. Internally, there are no objections to the proposed double door opening at 1st floor level. An additional drawing has been provided showing the design of the doors and the architrave and these are considered satisfactory. There would be some loss of dado rail and skirting on the front room side of the wall. There is also what appears to be dado height panelling, however upon closer inspection this is timber beading applied directly to the plastered wall. It isn't clear if the dado is original in this room. Nonetheless, there will be a small loss of historic fabric due to the skirting but this is not considered harmful to the special interest of the listed building in its wider context, given that there are many architectural features remaining within the property and that the doors will be an attractive and traditional feature.
7. At 2nd floor level the fireplace located within the new bathroom is likely to be original and would be retained, as amended. There is no cornice at this floor level so the proposed partitions for the wardrobe would not conflict with any features of note. Overall, the proposed internal alterations are considered acceptable.

Amenity of neighbouring properties

8. Due to the orientation of the site it is unlikely that a rear dormer would have an unacceptable impact on the amenity of adjoining properties by way of overshadowing, loss of outlook, sense of enclosure or the like. With regard to privacy, it is not uncommon for dormer windows to look out across the rear garden of the subject building. There is considered to be adequate separation between the subject building and the dwellings adjoining to the rear. As such the proposal is not considered to have an unacceptable impact on the privacy of adjoining properties.

Recommendation

9. Grant planning permission and listed building consent.

Mr Jonathan Lawlor
Jonathan Lawlor Architects
55 Oak Village
Gospel Oak
London
NW5 4QL

Application Ref: **2015/2277/P**
Please ask for: **Carlos Martin**
Telephone: 020 7974 2717

11 August 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
91 Belsize Lane
London
NW3 5AU

DECISION

Proposal:

Installation of dormer window, 2 rooflights and new railings at the rear.

Drawing Nos: 91BL/01; -02; -03; -04; -05; -06; 10A; 11B; 12; 13A; 14B; 15; & D&A and Heritage Statement.

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: 91BL/01; -02; -03; -04; -05; -06; 10A; 11B; 12; 13A; 14B; 15; & D&A and Heritage Statement.

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

DRAFT

DECISION

Jonathan Lawlor Architects
55 Oak Village
Gospel Oak
London
NW5 4QLApplication Ref: **2015/2773/L**
Please ask for: **Carlos Martin**
Telephone: 020 7974 2717

11 August 2015

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent GrantedAddress:
**91 Belsize Lane
London
NW3 5AU****DECISION**

Proposal:

Installation of dormer window, 2 rooflights, new railings at the rear and internal alterations.

Drawing Nos: 91BL/01; -02; -03; -04; -05; -06; 10A; 11B; 12; 13A; 14B; 15; & D&A and Heritage Statement.

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.



Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

DRAFT

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).
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Yours faithfully

Director of Culture & Environment