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|---|--|--|-----------|--------------------------------------|------------------------|-------------------------------------|-----------|
| <b>Delegated Report<br/>(Members Briefing)</b>  |  | <b>Analysis sheet</b>  |           | <b>Expiry Date:</b>                  |                        | <b>16/07/2015</b>                   |           |
|   |  | N/A  |           | <b>Consultation<br/>Expiry Date:</b> |                        | <b>16/07/2015</b>                   |           |
| <b>Officer</b>  |  |  |           | <b>Application Number(s)</b>         |                        |                                     |           |
| Patrick Marfleet  |  |  |           | 2015/2848/P                          |                        |                                     |           |
| <b>Application Address</b>  |  |  |           | <b>Drawing Numbers</b>               |                        |                                     |           |
| 25A Belsize Crescent<br>London<br>NW3 5QY   |  |  |           | See draft 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>  |  |  |           |                                      |                        |                                     |           |
| External alterations to lower ground floor flat including replacement of the existing conservatory with a single storey rear extension. |  |  |           |                                      |                        |                                     |           |
| <b>Recommendation(s):</b>   |  | Grant planning permission  |           |                                      |                        |                                     |           |
| <b>Application Type:</b>  |  | Full Planning Permission   |           |                                      |                        |                                     |           |
| <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>15</b> | No. of responses<br>No. electronic   | <b>01</b><br><b>01</b> | No. of objections                   | <b>01</b> |
| <b>Summary of consultation responses:</b>   |  | Site notice: 17/06/2015 - 08/07/2015<br>Press notice: 25/06/2015 - 16/07/2015<br><br>No responses received.  |           |                                      |                        |                                     |           |
| <b>CAAC/Local groups comments:</b>  |  | Belsize CAAC: Objection. <ol style="list-style-type: none"> <li>1. Object to the erection of a structure along the shared party wall.</li> <li>2. Unacceptable loss of rear garden space.</li> <li>3. Roof light of the proposed extension could lead to increased light pollution to neighbouring dwellings.</li> </ol> <i>Officer response:</i> <ol style="list-style-type: none"> <li>1. Issues relating to neighbouring party walls are a civil matter and do not form a material planning consideration.</li> <li>2. Approximately 62sqm of rear garden space would be retained following the erection of the proposal which is considered to be</li> </ol> |           |                                      |                        |                                     |           |

- sufficient for the occupiers of this 2 bed dwelling.*
3. *The size and location of the proposed roof light is considered not to have a significant impact to neighbouring amenity in terms of increased light pollution.*

### **Site Description**

The application site is located on the north western side of Belsize Crescent and relates to the lower ground floor flat of a 5 storey dwelling which forms part of a small residential terrace. A number of alterations have previously been made to the property, most notably the erection of a conservatory at lower ground floor level and the installation of a rear dormer window with inset roof terrace. To the rear of the site is a modest garden area which can be accessed via the lower ground floor flat or from Daleham Mews.

The property is located within the Belsize Park Conservation Area. It is not a listed building and is not identified as making a positive contribution to the character of the conservation area.

### **Relevant History**

None relevant to this application.

### **Relevant policies**

#### **NPPF 2012**

#### **The London Plan March 2015, consolidated with alterations since 2011**

#### **LDF Core Strategy and Development Policies**

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 (2015)**

CPG1 Design

CPG6 Amenity

Belsize Conservation Area Statement 2003

## Assessment

### 1.0 PROPOSAL

- 1.1 Planning permission is sought for the erection of a single storey rear extension to the lower ground floor flat including the installation of a new doorway to the rear, replacement of the existing balustrade detail along the front boundary wall of the site and the installation of single glazed, timber sash windows to the front facing bay. The proposed extension would have a flat roof height of 3m, a depth of 3m, occupy approximately two thirds of the existing rear elevation and would project over a sunken terrace area with steps leading up to the rear garden of the site.

*Revisions: The proposed plans initially submitted showed the rear extension as having a maximum flat roof height of 3.4 metres. These plans have since been amended and the height of the extension reduced to 3m to ensure it appears as a subordinate addition and has an acceptable impact to the amenity of neighbouring dwellings.*

### 2.0 ASSESSMENT

- 2.1 The material considerations for this application are summarised as follows:

- Design and Conservation; and
- Amenity of neighbouring residential occupants;

#### 2.2 Design and Conservation

- 2.2.1 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.
- 2.2.2 CPG1 design guidance recommends that alterations take into account the character and design of the property and surroundings; windows, doors and materials should complement the existing building, and rear extensions should be secondary to the main building.
- 2.2.3 The size, scale and design of the proposed single storey rear extension would represent a subordinate addition that would have an acceptable impact on the appearance of the 5 storey host building and would respect the character and setting of the surrounding conservation area. The modest lower ground floor development would occupy approximately two thirds of the existing rear elevation and would be set approximately 0.5m below the window line of the habitable rooms above, and is therefore considered to be proportionate in appearance.
- 2.2.4 The removal of the patterned block work currently located along the front boundary of the site and replacement with a more attractive bottle type balustrading, which is evident on a host of properties along Belsize Crescent, would represent a significant improvement to the appearance of the existing dwelling and would contribute to restoring the original character of

the street. Furthermore, the replacement of the existing white uPVC front windows with traditional single glazed timber sash windows is considered to make a positive contribution to the character of the original property and would enhance the appearance of the wider conservation area.

## 2.3 Amenity of neighbouring residential occupants

### *Daylight / Sunlight / Outlook / Privacy*

- 2.3.1 Policy DP26 states that the council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity in terms of; visual privacy, overshadowing and outlook, daylight levels and noise/vibration levels.
- 2.3.2 Whilst the proposed extension would project along the shared boundary line with 23 Belsize Crescent, it would not add a great deal of bulk to the building and its height and depth is considered not to cause an undue loss of residential amenity to the neighbouring occupiers in terms of loss of light, outlook or privacy. A condition preventing the use of the flat roof as a balcony will be applied to prevent overlooking of private amenity space.
- 2.3.3 Approximately 62sqm of rear garden space would be retained following construction of the proposed extension which is considered sufficient for the occupiers of the dwelling.
- 2.3.4 There are a number of mature trees located to the front and rear of the site, which make a positive contribution to the character and appearance of the general area. As the new extension and front boundary treatment would be located in close proximity to a number of the existing trees it is important that they are retained and remain unaffected by the proposed works. This would be controlled by the imposition of a condition.

## **3.0 Recommendation**

- 3.1 Grant Planning Permission