

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	04/11/2015
		N/A / attached		Consultation Expiry Date:	22/10/2015
Officer			Application Number(s)		
Laura Hazelton			2015/5060/P		
Application Address			Drawing Numbers		
5 Belsize Park London NW3 4ET			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of single storey rear extension with terrace above.					
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	14	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	<p>The application was also advertised in the local press on 01/10/2015 (expiring 22/10/2015) and a site notice was displayed between 30/09/2015 and 21/10/2015.</p> <p>One objection was received from Garden flat, 4a Belsize Park:</p> <ul style="list-style-type: none">I live directly next door to the 5 Belsize Park and I object to the above proposals because current terrace was built recently as 6 years ago, this application of demolish it and development of a new extension in the Belsize Conservation Area would be too soon also unsympathetic to the character of the Belsize Conservation Area.I would like to point out that a large extension at 1 Belsize Park reminding us that such extension can be harmful to the rest of the buildings nearby. <p>Officer response</p> <p>Please refer to sections 3 and 4 of the planning assessment below for a detailed response.</p>					
CAAC/Local groups* comments: *Please Specify	<p>An objection was received from the Belsize Conservation Area Advisory Committee (CAAC):</p> <p>“Object to demolition of rear bow window and all other aspects of these proposals”</p> <p>Officer response</p> <p>Please refer to section 3 of the planning assessment below for a detailed response.</p>					

Site Description

The host building is a four storey, semi-detached property which is divided into two flats. It is located on the east side of Belsize Park, near to the intersection with Lancaster Grove in a predominantly residential area. The property is not listed but lies within the Belsize Park Conservation Area and is a building recognised as a positive contributor to the conservation area.

Relevant History

2004/1257/P- Conversion of existing basement flat and ground floor flat to a 4-bedroom maisonette with associated works, plus alterations to fenestration at rear elevation basement level, reinstatement of balustrade to existing balcony to the rear ground floor level and installation of new access staircase to rear garden, installation of new windows and door to the flank elevation basement and ground floor level. Granted, 13/07/2004.

2008/1592/P- Change of use from 1x maisonette on ground and basement level and 1x flat at first floor level, to 1x maisonette on basement, ground and first floor. Granted, 04/07/2008.

2008/4526/P- Replacement of window with door at rear ground floor level to provide access to existing roof terrace and replacement of window with French doors and installation of balustrading at rear first floor level in connection with use of flat roof as a terrace. (part retrospective). Granted, 11/02/2009.

Neighbouring properties

No.1 - 2009/4154/P - Erection of replacement single-storey side extension including increase in height of part of the street boundary wall and a replacement single storey rear extension to the existing flat. Granted 23/11/2009.

Relevant policies

National Planning Policy Framework 2012

London Plan March 2015, consolidated with alterations since 2011

LDF Core Strategy and Development Policies

Core Strategies

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

CPG1 - Design 2015

CPG 6 – Amenity 2011

Belsize conservation area statement 2003.

Assessment

1.0 Proposal

1.1 The proposal involves the following:

- The demolition of the existing full width projecting first floor terrace;
- The erection of a stepped single storey rear extension with replacement roof terrace above;
- New access stairs to replace the existing adjacent to the boundary wall with no.6;
- The installation of glass balustrading surrounding the proposed terrace.

2.0 Assessment

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

- Design (the impact of the proposal on the character of the host property and the wider Belsize Park 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 The proposal involves the demolition of the existing projecting first floor terrace and the erection of a stepped ground floor extension with replacement roof terrace above and external access stairs. The extension would measure 2.6m high (the same height as the existing terrace), and would be near full-width at 8.1m wide. It would measure a maximum depth of 5.5m along the boundary with no.6, decreasing to 1.5m along the boundary with no.4.

3.2 The scale and design of the proposal are considered acceptable. Given the location of the development to the rear of the property, beneath the existing balcony at first floor, and the existing high side and rear boundary walls, the extension would appear subordinate to the large three storey property and would not be visible from the public realm.

3.3 Although the proposal would see the loss of the existing ground floor bay window, it is considered acceptable in this instance due to the fact that it had already been compromised by the existing first floor terrace. Furthermore, there are examples of similar extensions at nos. 1 and 3. The proposal is therefore not considered to harm the character or appearance of the host property or the wider conservation area.

3.4 The extension would be constructed from matching brickwork to ensure the development would be complementary to the host dwelling with double glazed aluminium sliding doors which are considered appropriate in the rear elevation. The proposed staircase would replace the existing, and would be located in the same position and of a similar design to the existing contemporary timber staircase. The use of timber is considered suitable in this outdoor location.

3.5 The proposed glazed balustrade would be a similar design to the existing arrangement and is therefore not considered to cause harm to the host property.

4.0 Amenity

4.1 Although the proposed extension is fairly deep at 5.5m along the boundary with no.6, it would not project higher than the existing tall boundary wall, would be set back behind the proposed staircase and would be the same height as the existing projecting terrace. The depth of the terrace would be reduced adjacent to no.4 compared to the current situation, and the extension would be the same height as the existing terrace and separated from this neighbour by a gap. The proposal is therefore not considered to cause any additional harm to the amenity of surrounding neighbours in terms of a loss of daylight, outlook or privacy.

4.2 The proposed roof terrace and staircase are of a similar design and in the same position as the existing arrangement and are therefore not considered to cause any harm to neighbouring amenity in terms of a loss of privacy than the existing situation.

5.0 Recommendation

5.0 Grant planning permission

DISCLAIMER:

Decision route to be decided by nominated members on *Monday 2nd November 2015*. For further information please go to www.camden.gov.uk and search for 'members briefing'.

