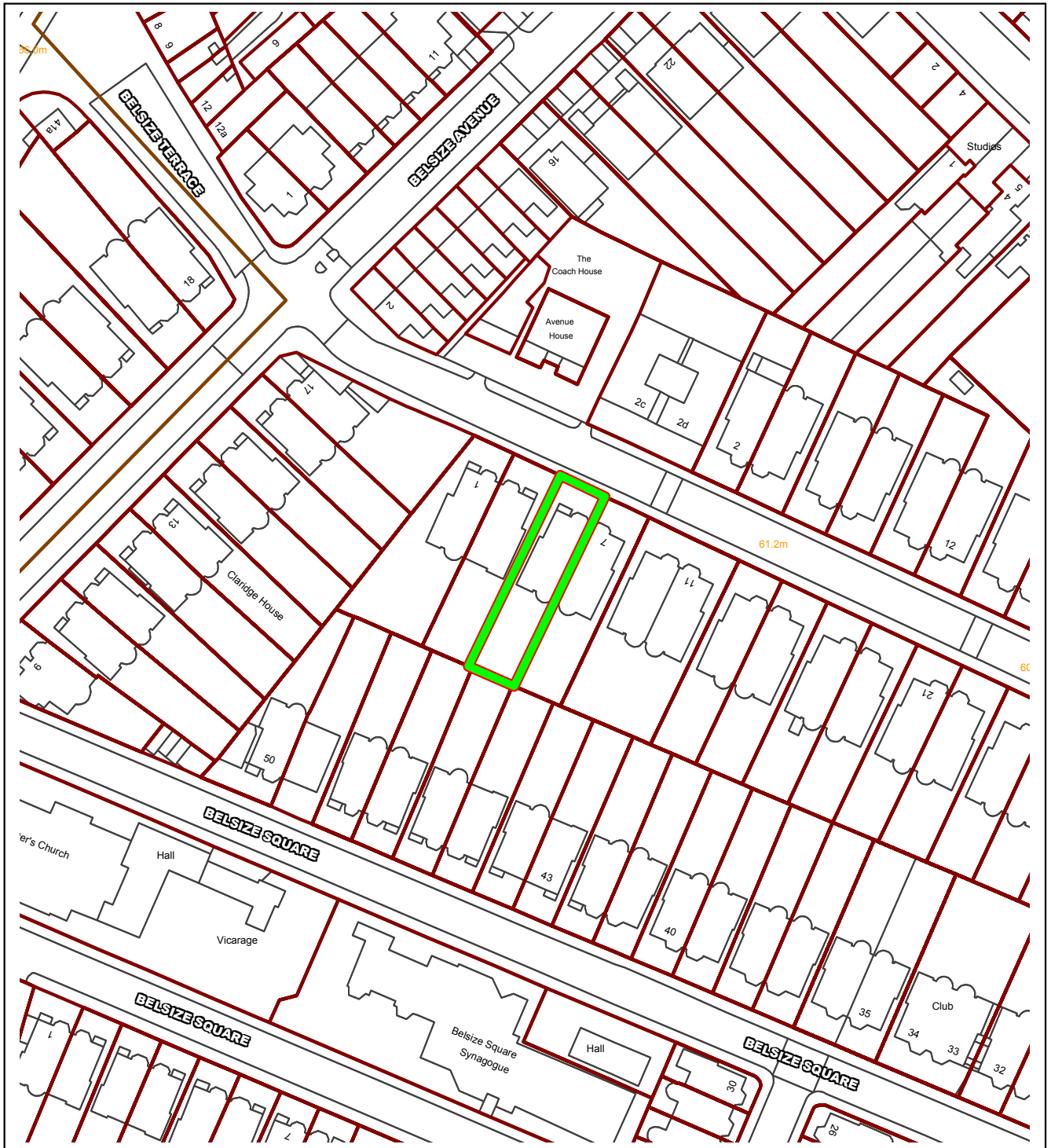


4 Belsize Park Gardens (2015/5187/P)



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Photo 1: Ground floor rear elevation of the host property



Photo 2: Upper floors of the host property



Photo 3: Ground floor extension under construction to the rear of adjoining neighbour no.2



Photo 4: Boundary wall with no.6.



Photo 5: Single storey rear extension to no.6.



Photo 6: Front elevation of host property



Photo 7: Gap between host property and no.6. The proposed extension would not be visible from street level.

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		09/11/2015	
		N/A / attached		Consultation Expiry Date:		05/11/2015	
Officer				Application Number(s)			
Laura Hazelton				2015/5187/P			
Application Address				Drawing Numbers			
4 Belsize Park Gardens London NW3 4LD				Please refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Demolition of existing rear conservatory and erection of single storey rear extension with terrace above; associated minor alterations to rear elevation and construction of new external staircase to existing ground floor balcony.							
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	41	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		<p>The application was advertised in the local press on 15/10/2015 (expiring 05/11/2015) and a site notice was displayed between 09/10/2015 and 30/10/2015.</p> <p>No objections were received from adjoining occupiers.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>		<p>The Belsize Conservation Area Advisory Committee (CAAC) was consulted on 07/10/2015 and objected on the following grounds:</p> <p>"Object to new French doors, new room, new terrace, glass balustrades and alien quality of design which does not relate to the existing architecture in this Conservation Area".</p> <p>Officer response</p> <p>Please refer to section 3 below for a detailed response.</p>					

Site Description

The application site comprises a 4 storey Victorian semi-detached house, located on the north side of Belsize Park Gardens in the Belsize Park Conservation Area. The property has been divided into 7 flats.

The building is not listed, but is noted as making a positive contribution to the character and appearance of the Belsize Park Conservation Area.

Relevant History

26027(R) - Change of use to 8 self-contained dwelling units including works of conversion. Granted 08/06/1978.

2007/5130/P - Change of use of two self-contained flats at lower ground and ground floor levels to create a single self-contained maisonette, plus erection of bay window to side elevation at lower ground level, erection of staircase to the rear and alterations to windows and doors. Granted 03/12/2007.

Surrounding properties

Rear extensions

No.2 - 2014/2883/P - Erection of a single storey rear extension, installation of 3 x new windows and door on side elevation and replacement of windows and walls of existing rear extension with glazed roof and sliding doors at ground floor level to flat (Class C3). Granted 30/07/2014.'

No.6 - 2010/3167/P - Erection of a single storey rear extension at lower ground floor level to existing residential flat (Class C3). Granted 10/08/2010.

Glass balustrades

No.22 - 2013/1248/P - Replacement of metal railings with glass balustrade around front roof terrace as an amendment to planning permission granted on 28/02/2012 (ref: 2012/0084/P) for amendments including enlargement of roof terrace at roof level on front elevation and erection of new glass balustrade to enclose space to planning permission granted 02/04/11 (2011/1584/P) for installation of dormer window with inset roof terrace on rear elevation, installation of new metal railings to roof level balcony on front elevation, insertion of new rooflight and replacement of existing rooflights on side roofslope all in connection with existing top floor maisonette (Class C3). Refused 08/05/2013 and **allowed on appeal 03/12/2013**.

No.35 - 2006/3864/P - Enlargement of existing rear facing roof terrace in front of existing dormer window including the provision of a new glazed balustrade in association with the third floor flat. Granted 27/10/2006.

No.37 - 2007/5145/P - Replacement of existing dormer windows to front and rear of upper level maisonette with larger dormer windows with terraces and balustrades, plus erection of new dormer window to the side roof. Granted 08/01/2008

No.39 - 2005/1329/P - Submission of samples of materials to be used in the construction of the approved balcony railings of the roof terraces pursuant to condition 1 of Planning Permission granted on appeal (APP/X5210/A/03/1117366) dated 22nd September 2003 (Planning Application ref. PWX0202578). Granted 26/05/2005.

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

CPG1 (Design) 2015

CPG6 (Amenity) 2011

Belsize Conservation Area Statement 2003.

Assessment

1.0 Proposal

1.1 The proposal involves the following:

- The demolition of the existing rear conservatory which measures 3.7m wide, 3m deep, and a maximum height of 3.4m, decreasing to 2.3m at the eaves;
- The erection of a new lower ground floor rear extension measuring 3.7m wide, 3.3m deep and 3m high with roof terrace above;
- Installation of glass balustrading surrounding the proposed terrace, measuring 1.1m high;
- Remove existing sash window at rear upper ground floor level. Enlarge opening downwards to floor level and re-use the existing stone sill at a lower level to provide access to the terrace. The new door would be timber-framed double-glazing with fixed transom panel to match the appearance of the existing balcony doors adjacent.
- New access stairs to the existing upper ground floor rear terrace, adjacent to the boundary with no.2;
- The extension of the existing cast iron balustrading upwards from 85cm to 1.1m.

1.2 Revisions

The proposed rear extension originally included a solid parapet wall, resulting in an overall height of 4m. The parapet was therefore revised to lightweight glass balustrading, to reduce the bulk of the extension and differentiate the proposed extension from the existing historic host building and cast iron balustrading.

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 rear conservatory which measures 3.7m wide, 3m deep, with a maximum height of 3.4m and 2.3m at the eaves. A new lower ground floor rear extension would be erected on a similar footprint measuring 3.7m wide, 3.3m deep and 3m high. The extension would include a roof terrace above, surrounded by glass balustrading.

3.2 The scale and design of the proposed extension are considered acceptable, and would not harm the original bay window of the host building. Given the location of the development to the rear of the property and the existing high side and rear boundary walls, the extension would appear subordinate to the large four storey property and would not be visible from the public realm. Furthermore, the proposed extension would be smaller in size than similar ground floor rear extensions recently granted planning permission at neighbouring properties nos. 2 and 4 (please refer to planning history above).

3.3 The extension would be a contemporary design with glazed balustrading to the roof terrace above, helping to differentiate the development as a modern addition to the historic host building. The extension itself would be a painted render finish which would match the existing rendering of the rear elevation and the use of glass balustrading is a common feature in the surrounding area, with many properties characterised by glass balustrading to both the front and rear elevations (see planning history above).

3.4 The proposals also include the reinstatement of a black cast iron staircase to provide access to the existing balcony wrapping around the bay window at upper ground floor level; and the raising of the black cast iron handrails from 85cm to 1.1m to improve safety. The staircase would be constructed adjacent to the boundary with no.2 and would match the

existing handrails. It would be located in the same position as the original staircase, as demonstrated by the raised, angled boundary wall in this location and the infill balustrading to the balcony where the staircase would have originally ended. This wall would also serve to restrict views of the proposed works from neighbouring property no.2.

3.5 The increase in height of the handrails is a minor alteration, which would be in the same style and material as the existing and is therefore considered acceptable.

3.6 The existing sash window at upper ground floor level would be removed and replaced by a timber double glazed door in the same position. The same window header would be used, and the door frame would be the same width, with the existing window sill dropped to floor level to provide access to the roof terrace. The door would match the appearance of existing rear doors on this floor and is considered a sympathetic alteration to the host building.

4.0 Amenity

4.1 Although the proposed extension would not be as high as the highest point of the existing conservatory, it would be approximately 72cm taller than the eaves of the existing conservatory adjacent to the boundary with no.6. However, no.6 benefits from a single storey full width extension measuring 2.6m deep and a maximum height of 3.1m, with no windows to the side elevation. The proposed extension would project a further 40cm than this and is therefore not considered to cause harm to neighbouring amenity in terms of a loss of outlook or daylight.

4.2 The extension would be separated from no.6 by the existing side walkway of both properties along the boundary between them. This gap would also serve to reduce the potential of overlooking from the proposed terrace. Furthermore, existing trees and hedging along this boundary would restrict views, and it is not considered that the potential for overlooking is significantly increased from that afforded by the original curved balcony at this level, or rear windows from the floors above.

4.3 Due to the tall, raised boundary wall between the host property and its semi-detached neighbour no.2, the proposal is not considered to cause harm to the neighbouring amenity in terms of a loss of daylight, outlook or privacy.

5.0 Recommendation

5.1 Grant planning permission

DISCLAIMER:

Decision route to be decided by nominated members on *Monday 9th November 2015*. For further information please go to www.camden.gov.uk and search for 'members briefing'.

Mr Gavin Challand
Square Feet Architects
8A Baynes Mews
London
NW3 5BH

Application Ref: **2015/5187/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

3 November 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
4 Belsize Park Gardens
London
NW3 4LD

DECISION

Proposal:

Demolition of existing rear conservatory and erection of single storey rear extension with terrace above; associated minor alterations to rear elevation and construction of new external staircase to existing ground floor balcony.

Drawing Nos: 1523 L 101 Rev.A, 1523 L 011, 1523 L 012, 1523 L 020, 1523 L021, 1523 L 022, 1523 L 102 Rev.B, 1523 L 120 Rev.A, 1523 L 121 Rev.A, 1523-L-001, 1523 L 150, Planning Submission dated September 2015, and Protective Fencing Detail plan received 14/10/2015.

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 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: 1523 L 101 Rev.A, 1523 L 011, 1523 L 012, 1523 L 020, 1523 L021, 1523 L 022, 1523 L 102 Rev.B, 1523 L 120 Rev.A, 1523 L 121 Rev.A, 1523-L-001, 1523 L 150, Planning Submission dated September 2015, and Protective Fencing Detail plan received 14/10/2015.

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

DRAFT

DECISION