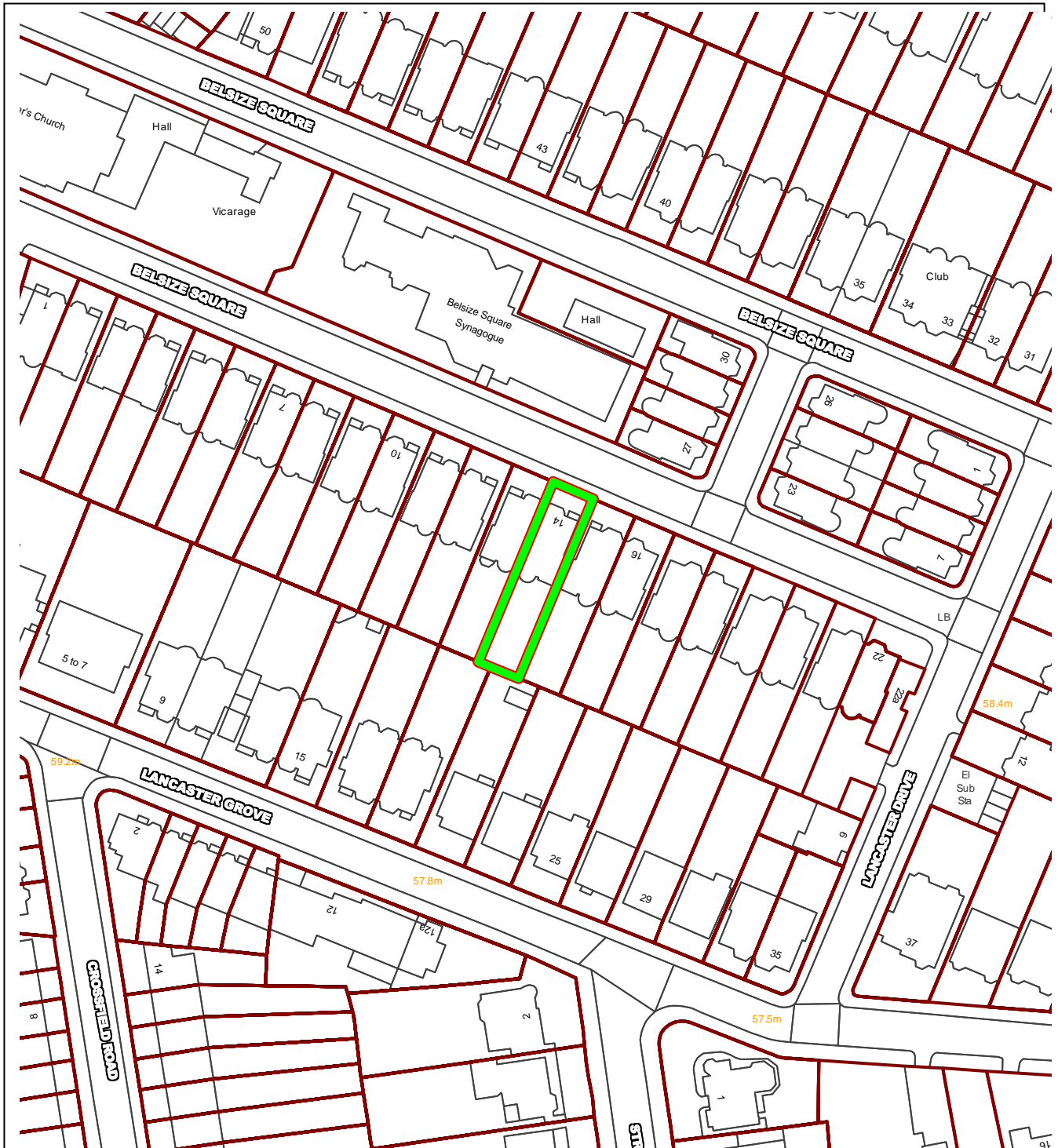


2015/5005/P - Flat B, 14 Belsize Square, NW3 4HT



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Site photos of 14 Belsize Square



Rear elevation (EXISTING)



Rear elevation (2008)



Rear elevation (2010)

Delegated Report		Analysis sheet		Expiry Date:		20/11/2015	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		22/10/2015	
Officer				Application Number(s)			
Oluwaseyi Enirayetan				2015/5005/P			
Application Address				Drawing Numbers			
Flat B 14 Belsize Square London NW3 4HT				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Alterations to rear ground floor elevation to allow installation of bi-folding doors and extended balcony with associated balustrade.							
Recommendation(s):		Grant Planning Permission subject to conditions					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	40	No. of responses	01	No. of objections	01
				No. Electronic	00		
Summary of consultation responses:		Neighbours were consulted by letter. A site notice was displayed outside the property on the 30 th September and a press notice was published in the Ham & High on the 1 st October expired 22 nd October.					
Belsize CAAC comments:		Belsize CAAC – Objects 'Position of opening does not sit symmetrically underneath windows above or doors below.' (paragraph 3.1)					

Site Description

The application site is a 3-storey with lower ground floor semi-detached villa. It forms part of a pair with No.13 Belsize Square. It is divided into flats. This application relates to the ground floor flat.

The site is located in the Belsize Park Conservation Area. The building on the site is not listed. The properties Nos. 1-22 Belsize Square are noted as buildings that positively contribute to the character and appearance of the Conservation Area.

Relevant History

Flat 14A - 8905082 – Erection of a conservatory at rear lower ground floor for garden flat - Granted

Flat 14D – 2008/0174/P - Installation of French doors and railings above the entrance portico at front first floor level in connection with existing first/second floor level maisonette (Class C3). - Granted

Flat 14A – 2008/0670/P - Replacement of sliding doors with timber bi-folding doors at rear lower ground floor level in connection with existing flat. - Granted

Flat 14D – 2008/1682/P - Erection of dormer window in front roofslope and dormer window in side roofslope in connection with Flat D (Class C3).- Refused

2013/8046/P - Replacement of front bin storage enclosure with new bin storage area, including alterations to external balustrades. - Granted

2014/4848/P - Retention of new garden shed and proposed planting on roof, to be utilised as a design studio and storage space (Retrospective).- Granted

Relevant policies

National Planning Policy Framework 2012

London Plan March 2015, consolidated with alterations since 2011

LDF 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

Camden Planning Guidance 2015: CPG1 Design

Belsize Conservation Area Appraisal and Management Strategy (November 2002)

Assessment

1. Proposal

- 1.1 Alterations to existing opening to allow installation of bi-folding doors, extended balcony with associated balustrade.
- 1.2 Following officer's advice the proposal has been revised by reducing the width of the balcony to mitigate the sense of enclosure to the flat below.

2. Assessment

2.1 The principle considerations material to determining the application are

- Design/Impact on the Conservation Area
- Amenity

3 Design/Impact on the Conservation Area

- 3.1 The proposed works comprise enlarging the existing opening to allow bi-folding doors, and extending the balcony with railings. The area is characterised by repeated forms of stucco paired villas, and this site forms part of a pair with No. 13 Belsize Square. It is noted in the submitted design and access statement prepared by The Hogan Drawing Shop Ltd, dated 28.8.15, that the former window opening was reduced in size, and wishes to reinstate the window to its proper size. It has been evidenced as a result of an officer site visit and photographs that the brickwork on the rear elevation does appear to indicate some alterations have taken place. The proposed bi-folding doors will be full height and mirrors a similar height/alignment of adjacent window/door at No. 13 Belsize Square. Reinstating the opening to the proposed size will complement the existing rhythm and uniformity of the rear fenestration along the terrace.
- 3.2 The proposed balcony with railings respects the character, context and form of the local area. The railings for the balcony will be metal, and painted black.
- 3.3 The proposed rear balcony and associated alterations are subordinate in scale and location to the host building and reflects the design and form of the existing rear balconies, continuing the established pattern of development. Therefore, the proposal is not considered to be harmful to the host building or conservation area.

4 Amenity

- 4.1 Given that a balcony already exists, the limited extent of enlargement would not introduce a detrimental loss of privacy for neighbouring properties. Furthermore, balconies are a common feature within this terrace and the rear gardens are already mutually overlooked. However, to mitigate the sense of enclosure to the flat below, revised drawings were submitted to reduce the size of the balcony, and this is considered acceptable.

Recommendation: Grant planning permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 16th November 2015. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr KEVIN LOUGHREY
The Hogan Drawing Shop Ltd
49 Garthdale Road
Liverpool
Merseyside (Met County)
L18 5HW

Application Ref: **2015/5005/P**
Please ask for: **Oluwaseyi Enirayetan**
Telephone: 020 7974 3229

10 November 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat B
14 Belsize Square
London
NW3 4HT

DECISION

Proposal:
Alterations to rear ground floor elevation to allow installation of bi-folding doors and extended balcony with associated balustrade.
Drawing Nos: 825/10; 825/11SK, Design and Access 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 The development hereby permitted shall be carried out in accordance with the following approved plans 825/10; 825/11SK; Design and Access Statement.

Reason:

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

- 3 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.

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