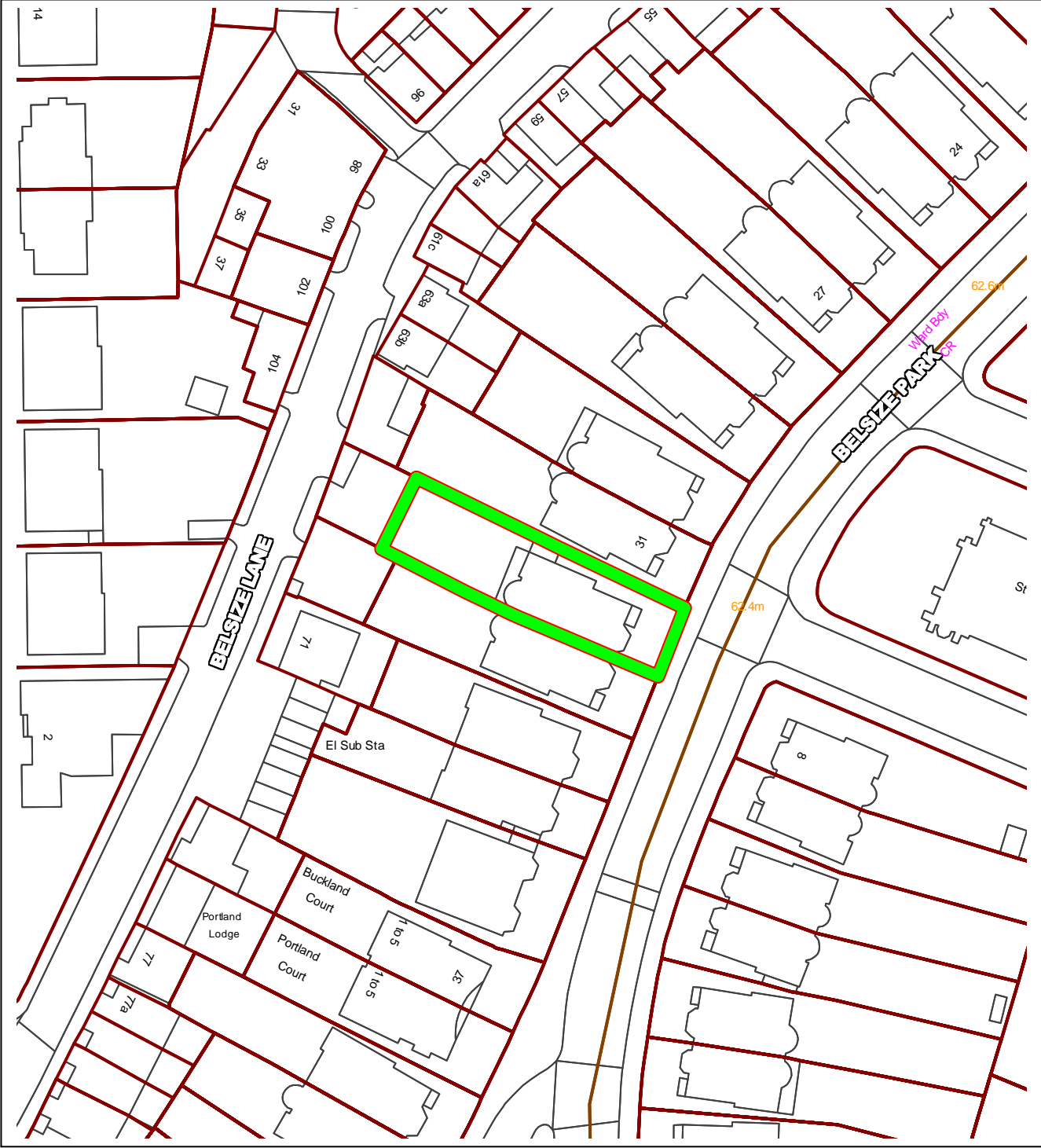


32B Belsize Park, NW3 4DX



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Photo 1- Existing rear elevation

Delegated Report (Members Briefing)		Analysis sheet N/A	Expiry Date: 16/12/2015
			Consultation Expiry Date: 19/11/2015
Officer Tessa Craig		Application Number(s) 2015/5525/P	
Application Address 32 Belsize Park London NW3 4DX		Drawing Numbers See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature
Proposal(s)			
Replacement of existing rear conservatory/extension with new extension at raised ground floor level.			
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	38	No. of responses	02	No. of objections	02
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Summary of consultation responses:	<p>32A Belsize Park has objected to the proposal on the following grounds:</p> <ol style="list-style-type: none"> 1. The support beam below the proposed works is not load bearing and will cause damage to property; 2. French doors would mean occupants could view kitchen, living room, conservatory and garden (loss of privacy); 3. Noise; 4. Safety and privacy concerns during construction; 5. Proposal would surrender period characteristics unique to the property. <p><u>Officer Comment</u></p> <ol style="list-style-type: none"> 1. <i>Structural concerns are not a matter to be considered as part of the planning process. It is up to the applicant to ensure the development complies with building regulations and that Party Wall agreements are in place where necessary.</i> 2. <i>The proposal would in fact reduce overlooking giving there is less glazing on the proposed structure than the exiting conservatory style extension.</i> 3. <i>As there is already an extension at this level, noise generated would not likely be more than what is currently made by occupants. The flat is in residential use and not anticipated to generate unreasonable noise.</i> 4. <i>The applicant would need to arrange access during construction works and ensure privacy for the neighbours.</i> 5. <i>The existing glazed conservatory is not an original feature. It is considered the revised extension would be more sympathetic to the bay window being rendered to match.</i>
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CAAC/Local groups* comments: *Please Specify	<p>Belsize Park CAAC- The proposal shows little respect for the architecture of this conservation area.</p> <p><u>Officer Comment</u></p> <p><i>The extension replaces an existing conservatory and it is considered the development would be an improvement on the existing situation as there is a mixture of additions which are unsympathetic to the host building. The design of the extension would be more consistent with the original bay feature being rendered with timber framed windows. The extension would be subordinate to the host property and have similar dimensions to the existing conservatory to be demolished.</i></p>
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Site Description

The subject site is located on the west side of Belsize Park near to the intersection with Belsize Square. The property is a semi-detached building which has been sub-divided into flats. The property is within the Belsize Park conservation area, is not listed but makes a positive contribution to the special character and appearance of the area.

Relevant History

10888- The construction and retention for a limited period of a conservatory on the ground floor rear veranda at 32 Belsize Park, Camden. Granted, 26/05/1971.

15028- The erection of a side and rear extension to an existing, rear basement flat at 32, Belsize Park, NW3. Granted, 05/11/1973.

2003/1676/P- Erection of single storey rear conservatory extension. Granted, 24/10/2003.

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2015

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 2011

CPG1 (Design)

CPG6 (Amenity)

Belsize Conservation Area Statement April 2003

Assessment

1.0 Proposal

1.1 Planning permission is sought for a rear extension at first floor level to replace an existing glazed conservatory structure. The extension would be 2.2m deep, 3.7m high and 4.1m wide, matching the dimensions of the conservatory, with the exception of a flat roof rather than a sloped roof.

1.2 The extension would be rendered to match the bay window in the rear elevation with timber framed, double glazed door height windows.

2.0 Assessment

2.1 The main planning issues to be considered are the impact of the proposal in terms of design and conservation and the impact of the proposal on the amenity of neighbours.

Design

2.2 The Council's design policies seek to achieve the highest standard of design in all developments. Policy DP24 states that 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.

2.3 CPG1 design guidance recommends 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.

2.4 The conservation area statement advises choice of materials in new work is important and

that original materials should be used wherever possible.

2.5 The lower ground floor (which is part of a separate property) will remain unchanged, as will the bay window at upper ground level belonging to the applicants' property. The upper ground floor part-width glazed extension (which is not an original feature), shall be removed and replaced by the proposed extension. It is considered the replacement extension would be more sympathetic to the original features of the property being rendered to match the traditional bay window and giving more consistency to the rear elevation.

2.6 The proposed extension would remain a subordinate addition to the property and due to its location at the rear of the building, would not be visible from the streetscene. The dimensions of the extension match the depth, width and height of the glazed upper ground floor extension (to be demolished).

Amenity

2.7 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree" and that the Council will "aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers."

2.8 CPG6 Amenity states: "Development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree. Spaces that are overlooked lack privacy. Therefore, new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking. The degree of overlooking depends on the distance and the horizontal and vertical angles of view. The most sensitive areas to overlooking are:

- Living rooms;
- Bedrooms;
- Kitchens; and
- The part of a garden nearest to the house."

2.9 The proposal would in fact reduce the amount of glazing in the rear elevation and would not increase overlooking beyond the existing situation; therefore it is not considered privacy would be impacted by the proposal. The development is not considered to result in loss of light given the extension matches the conservatory dimensions. Overall, the proposal is considered acceptable in terms of design and given its location in the rear elevation, would not be harmful to the character or appearance of the conservation area.

3.0 Recommendation

3.1 The proposed upper ground floor rear extension is considered acceptable in terms of design, impact on the conservation area and impact on amenity. The development is deemed consistent with the objectives and policies identified above. It is recommended planning permission be granted.

DISCLAIMER

Decision route to be decided by nominated members on Monday 30th November 2015. For further information please go to www.camden.gov.uk and search for 'members briefing'.

Mr N Mosley
NMA
31 Beresford Road
London
N5 2HS
United Kingdom

Application Ref: **2015/5525/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

18 November 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**32 Belsize Park
London
NW3 4DX**

DECISION

Proposal:
Replacement of existing rear conservatory/extension with new extension at raised ground floor level.

Drawing Nos: Location and Site Plan, Design and Access Statement, 01 100, 02 100, 01 200 and 02 200.

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:

Location and Site Plan, Design and Access Statement, 01 100, 02 100, 01 200 and 02 200.

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

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).
- 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

DRAFT

DECISION