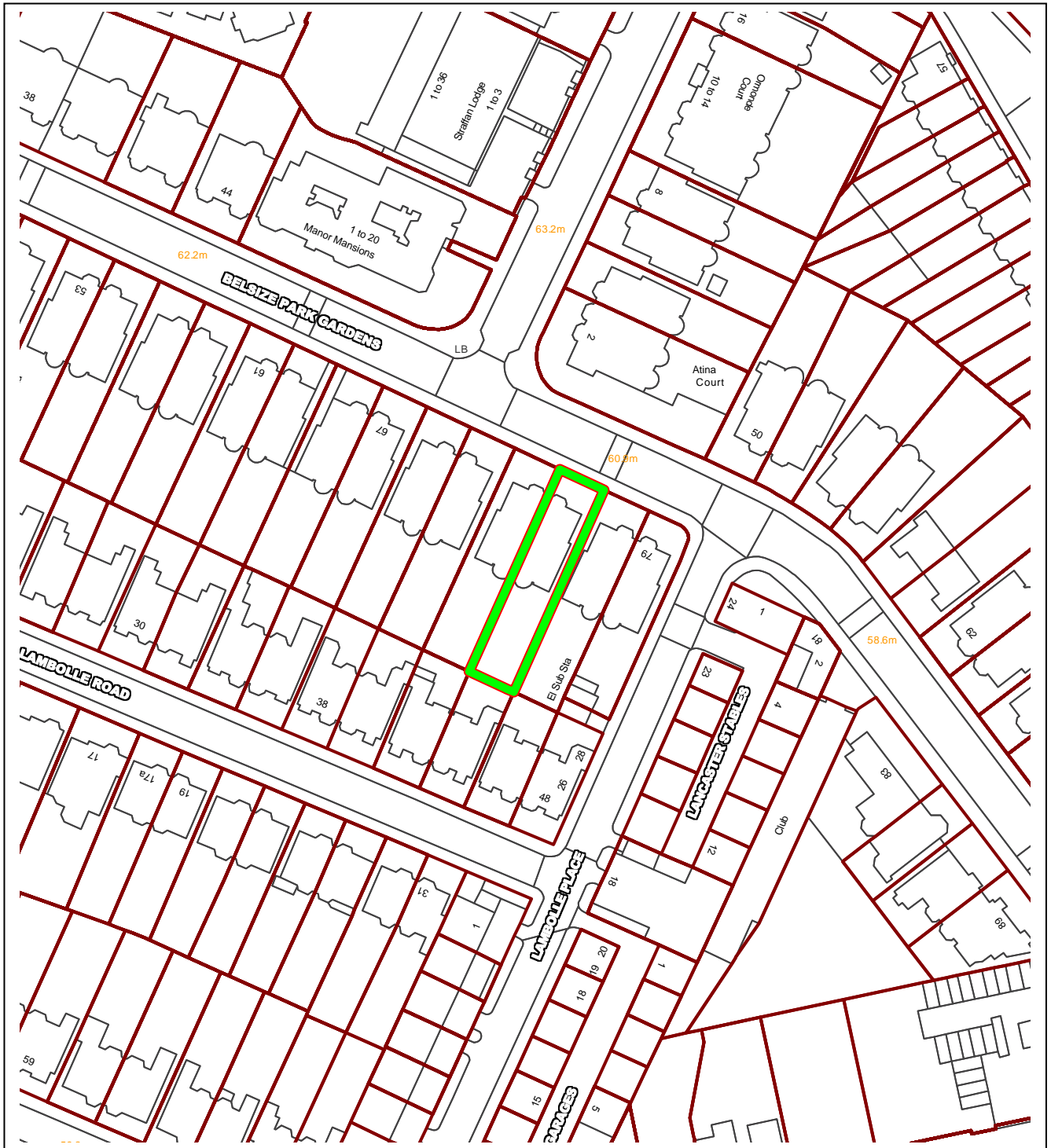


75 Belsize Park Gardens 2015/4758/P



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Photo 1: Front elevation of host property



Photo 2: Rear elevation of host property



Photo 3: View to adjoining property no. 73



Photo 4: View showing side elevation and existing side dormer from street



Photo 5: Front aerial view, nos. 75 and 73 in red circle



Photo 6: Rear aerial view, nos. 75 and 73 in red circle

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	14/10/2015
		N/A / attached	Consultation Expiry Date:	08/10/2015
Officer			Application Number(s)	
Kristina Smith			2015/4758/P	
Application Address			Drawing Numbers	
75 Belsize Park Gardens London NW3 4JP			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Change in unit mix of property containing 5 flats from (1x 1 bed, 1 x 2 bed, 3 x 3 bed) to (1 x 2 bed, 4 x 3 bed) plus erection of new front entrance portico, rear extensions at lower ground and upper ground floors, both with roof terraces above, and enlargement of side and rear dormers with new rear roof terrace and associated external alterations.				
Recommendation(s):		Grant Subject to Conditions		
Application Type:		Full planning Application		
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice		
Informatives:				

Consultations

Adjoining Occupiers:	No. notified	31	No. of responses	01	No. of objections	01
			No. electronic	00		
<p>Summary of consultation responses:</p>	<ul style="list-style-type: none"> • Site Notice displayed 11/09/2015 • Press advert published 17/09/2015 <p>One objection received from Flat 3, 73 Belsize Park Gardens. The objection included the following issues:</p> <ul style="list-style-type: none"> • Disruption and noise related to construction. • Reduction of light and issues around privacy due to construction of new terrace and extension. • Compromised security of property during the construction phase. <p>Officer Response</p> <p>It is not clear where the flat associated with the objection is located and thus which extension and terrace they are objecting to. A privacy screen for the upper ground roof terrace would be erected atop the boundary wall to mitigate any overlooking issues with the neighbouring upper ground floor flat. It is considered that due to the proposed location and size of the 1st floor bay terrace, there would be no overlooking to the neighbouring 1st floor flat. Due to the proposed locations of terraces and extensions, there would be no loss of light.</p> <p>Also see paras 5.2 and 5.3 of assessment within the main body of the report (below).</p>					
<p>CAAC/Local groups* comments: *Please Specify</p>	<p><u>Belsize Conservation Area Advisory Committee Objection:</u></p> <p>“There are elements of this application that are objectionable, notwithstanding other improvements i.e. reinstatement of porch to the front and rear bay. The dormers are being unacceptably extended and would impact on the side and rear elevations.”</p> <p>Officer Response</p> <p>The proposals have been amended to retain the existing size of the front dormer and to reduce the size of the side dormer so that it is set back to reduce its visibility from the public realm. The rear dormer matches the one next door and is considered acceptable.</p> <p>Also see para 4.5 of assessment within the main body of the report (below).</p>					

Site Description

The application site is a semi-detached Victorian property located within the Belsize Conservation Area. The property forms part of a semi-detached pair of villas with generous rear gardens.

This five storey villa (including lower ground floor) was part of a mid-19th Century development. Although initially built as a single family residence, the building was consequently converted into flats and roof extensions were added to provide additional accommodation. The property is not listed; however, it contributes towards the special character and appearance of the Belsize Conservation Area. Unlike most of the properties on the street, the host building does not contain an entrance portico to the front or a two storey bay at the rear which the proposals seek to reinstate.

The attached building at no.73 has also a full-width ground floor rear extension with roof terrace above.

Relevant History

There is no relevant history at the application site.

Below is a list of relevant nearby applications since the adoption of the Belsize Conservation Area Appraisal and Management Strategy (Nov 2002):

- **71 Belsize Park Gardens – (2011/5603/P)**

Approval Date: 27-04-2012

Replacement of dormer to front roof slope and enlargement of dormer and terrace on rear roof slope in connection with existing top floor flat

- **57 Belsize Park Gardens (PWX0202701)**

Approval Date: 10-02-2003

The erection of a new side dormer window and the modification of the existing rear dormer window to form a terrace to improve the existing habitable floorspace for the top floor flat.

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

DP5 (Homes of different sizes)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Supplementary Planning Guidance

Belsize conservation area appraisal and management strategy (Nov 2002)

Camden Planning Guidance

CPG1 (Design) 2015

CPG2 Housing 2015

Assessment

1.0 Proposal

1.1 The applicant seeks planning permission for the following:

- change of unit mix from (1x 1 bed, 1 x 2 bed, 3 x 3 bed) to (1 x 2 bed, 4 x 3 bed). There is no change in number of flats.
- erection of new front entrance portico to match neighbour at no.73.
- erection of full width rear extension at lower ground floor with roof terrace above; bay rear extension at upper ground floor with roof terrace above.
- enlargement of front, side and rear dormers with new rear roof terrace.
- associated external elevational alterations.

1.2 Revisions- Following negotiations with the applicant, a number of elements were amended from the original scheme which include:

- The existing front dormer is now retained in size
- The size of the side dormer has been reduced by 1.5m in width to align with the step in the side hipped roof profile to ensure a more subordinate addition to the overall roofscape.
- Introduction of a privacy screen on the rear upper ground terrace atop the boundary wall between nos. 73 and 75 by way of a 1.8m high timber fence.

2.0 Issues

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

- Landuse (housing mix)
- Design (the impact that the proposal has on the character and appearance of the host property, the surrounding area, as well as that of the wider Belsize Conservation Area)
- Amenity (the impact of the proposal on the living conditions of adjoining occupiers)

3.0 Landuse

3.1 There would be no change in the overall number of flats and the proposed unit mix is acceptable with Policy DP5 (homes of different sizes) as the number of 2 bedroom flats ('very high priority') is being retained while the number of 3 beds (medium priority) has been increased from 3 to 4 at the expense of a 1 bed (lower priority).

3.2 There is not a requirement for increased cycle parking onsite or for car-free housing as there is no change in the number of units.

3.3 All unit proposals meet CPG2 (Housing) in terms of overall space standards and it is considered that all rooms can function for the purpose they are intended. All habitable rooms would have access to natural light and are of accessible layout. As the proposals are for a conversion there are few substantial changes to the floor plans however where there are changes these are considered acceptable and in line with planning guidance.

4.0 Design and impact on conservation area

4.1 It is considered that the proposals have been carefully designed to make a positive contribution to the character and appearance of Belsize conservation area. The materials proposed would be sensitive and where possible match the appearance of the existing building. Furthermore, the proposals include plans to reinstate the currently absent portico to the front and bay window to the rear, which would restore the original appearance of the property and the street pattern. This is welcomed as they would enhance the character and appearance of the streetscape and conservation area.

4.2 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

4.3 Rear extensions at lower ground and upper ground

4.3.1 It is considered that the lower ground floor and upper ground floor extensions to the rear and the associated terraces would create symmetry with no.73, by matching the existing ones there in terms of depth, height and design, and reinstate the rhythm of the garden elevations of Belsize Park Gardens.

4.3.2 The proposed ground floor rear extension (3.5m in depth) would be subordinate in size to the original building and would use matching brickwork. In addition, the lower ground flat would still benefit from a 10m x 18m long garden and a terrace created at upper ground level, thus adequate amenity space would be retained. No trees would be affected by the proposal.

4.3.3 The reinstatement of the bay window at upper ground floor would match the design, size and stucco render of that of the neighbouring property.

4.4 Associated external alterations

4.4.1 Additional alterations include the provision of rear terraces at upper ground floor, first floor and roof level. The terraces would have black painted metal railings which are considered acceptable as they match the neighbouring property.

4.4.2 All existing and proposed windows would be conservation style double glazed timber box sash or casement windows. New windows would be painted white to match the appearance of the existing windows. These external alterations are considered acceptable in terms of Camden Planning Guidance 1 (Design) which states that windows and doors should be fitted to match or be in the style of the existing to preserve the character of the area.

4.4.3 The new timber French doors at lower ground and first floor would be in keeping with the host and neighbouring properties. The doors to the rear extension would be powder coated aluminium sliding doors, painted white to match existing and would not be visible from within the public realm, therefore it is considered that the proposals are acceptable.

4.4.4 The proposals also seek to reinstate the original portico to the front thereby enhancing the conservation area and improving the consistency and appearance of the surrounding area.

4.5 Remodelling of dormers

4.5.1 The proposed dormers to the front and side of the property have been revised in response to

feedback from officers and the Belsize CAAC.

4.5.2 The size of the existing front dormer would be retained and clad in lead to match the adjacent property at no.73 and as such is considered acceptable.

4.5.3 The rear dormer would be enlarged in depth by 1.7m and a terrace added to match the size and appearance of the neighbouring rear dormer at no.73. It is considered the rear dormer would serve to enhance the symmetry of the pair of villas and would not compromise the character of the rear elevation. Furthermore, its size and bulk is very similar to other rear dormers on the street which are now an established feature of the rear roofscape.

4.5.4 The side dormer proposed originally has been reduced in size and would now measure 7.4m wide x 2.1m high x 3.3m deep. It would be set back 0.8m from the eaves which is more than Camden's Planning Guidance of 0.5m. The dormer would be set down 4.0m from the roof ridge so would not project into the roofline when viewed from a distance. It is sympathetic to the style of the building and does not project forward of the characteristic 'kink' on the side elevation which is common to the majority of properties on Belsize Park Gardens. It is noted that other side dormers along the road have respected this break in the side wall by being setback so they are not overly visible inform within the streetscene.

4.5.5 The remodelling of the side dormer seeks to consolidate three existing dormers into a single cohesive dormer. Although a slightly larger structure overall, consolidating the three separate dormers would serve to reduce the visual clutter on the roofline as viewed from the street and would not create an overly bulky or visible feature within the side gap and street scene.

4.5.6 It is considered that the principle of dormers in particular is well established along Belsize Park Gardens; there is a strong precedent of side dormers already set here, as evidenced in the Relevant History section of this report, several of which have been determined within the LDF timescale. The two neighbouring properties at 73 and 77 Belsize Park Gardens both have substantial side dormers.

5.0 Amenity

5.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. 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, outlook and implications on daylight and sunlight.

5.2 The existing boundary wall between the existing and proposed upper ground floor terraces at nos. 73 and 75 is only approximately 1.5m high which would allow some overlooking potential into the bay windows of no.73; thus it is proposed that an additional privacy screen would be erected up to 1.8m height atop the boundary wall in line with Camden's planning guidance. The erection of the privacy screen would be secured by condition.

5.3 Due to the size and the location of the rear first floor terrace and the rear dormer terrace, it is considered that there will not be any significant overlooking issues. Likewise, it is not considered there would be any significant issues arising from the reinstatement of the bay window or enlargement of the rear and side dormers in terms of loss of sunlight or daylight.

5.4 The windows of the side dormer would face the side dormer of no.77 next door; however it is not considered there would be any overlooking issues as the window directly facing this would be the bathroom and would be fitted with obscured glazing. Due to the angle of vision, the bedroom window would not look into the neighbouring windows and therefore obscured glazing here is not considered necessary.

6.0 Recommendation

6.1 Grant planning permission subject to conditions.

DISCLAIMER

Decision route to be decided by nominated members on Monday 7th December 2015. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr Simon Baker
Nash Baker Ltd
167-169 Kensington High Street
London
W8 6SH

Application Ref: **2015/4758/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

1 December 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
75 Belsize Park Gardens
London
NW3 4JP

DECISION

Proposal: Change in unit mix of property containing 5 flats from (1x 1 bed, 1 x 2 bed, 3 x 3 bed) to (1 x 2 bed, 4 x 3 bed) plus erection of new front entrance portico, rear extensions at lower ground and upper ground floors, both with roof terraces above, and enlargement of side and rear dormers with new rear roof terrace and associated external alterations.

Drawing Nos: 1529-050, 1529-100, 1529-101, 1529-102, 1529-103, 1529-104, 1529-105, 1529-106, 1529-107, 1529-108, 1529-109, 1529-201A, 1529-202, 1529-203B, 1529-204B, 1529-205A, 1529-206C, 1529-207B, 1529-208C, 1529-209, 1529-Design and Access Statement REV-A,

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- 1529-050, 1529-100, 1529-101, 1529-102, 1529-103, 1529-104, 1529-105, 1529-106, 1529-107, 1529-108, 1529-109, 1529-201A, 1529-202, 1529-203B, 1529-204B, 1529-205A, 1529-206C, 1529-207B, 1529-208C, 1529-209, 1529-Design and Access Statement REV-A

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

- 4 A 1.8 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on the West side of the upper ground terrace prior to commencement of use and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The use of the reconfigured side dormer shall not commence until obscure glazing to the bathroom window (that is non-openable below a height of 1.7m), as shown on the approved drawings, has been installed. The glazing shall be permanently retained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 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.

- 3 Thames Water have provided the following advice-

With regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0800 009 3921 or for more information please visit our website at www.thameswater.co.uk

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.

'We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit

enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."

On the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.

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

DECISION