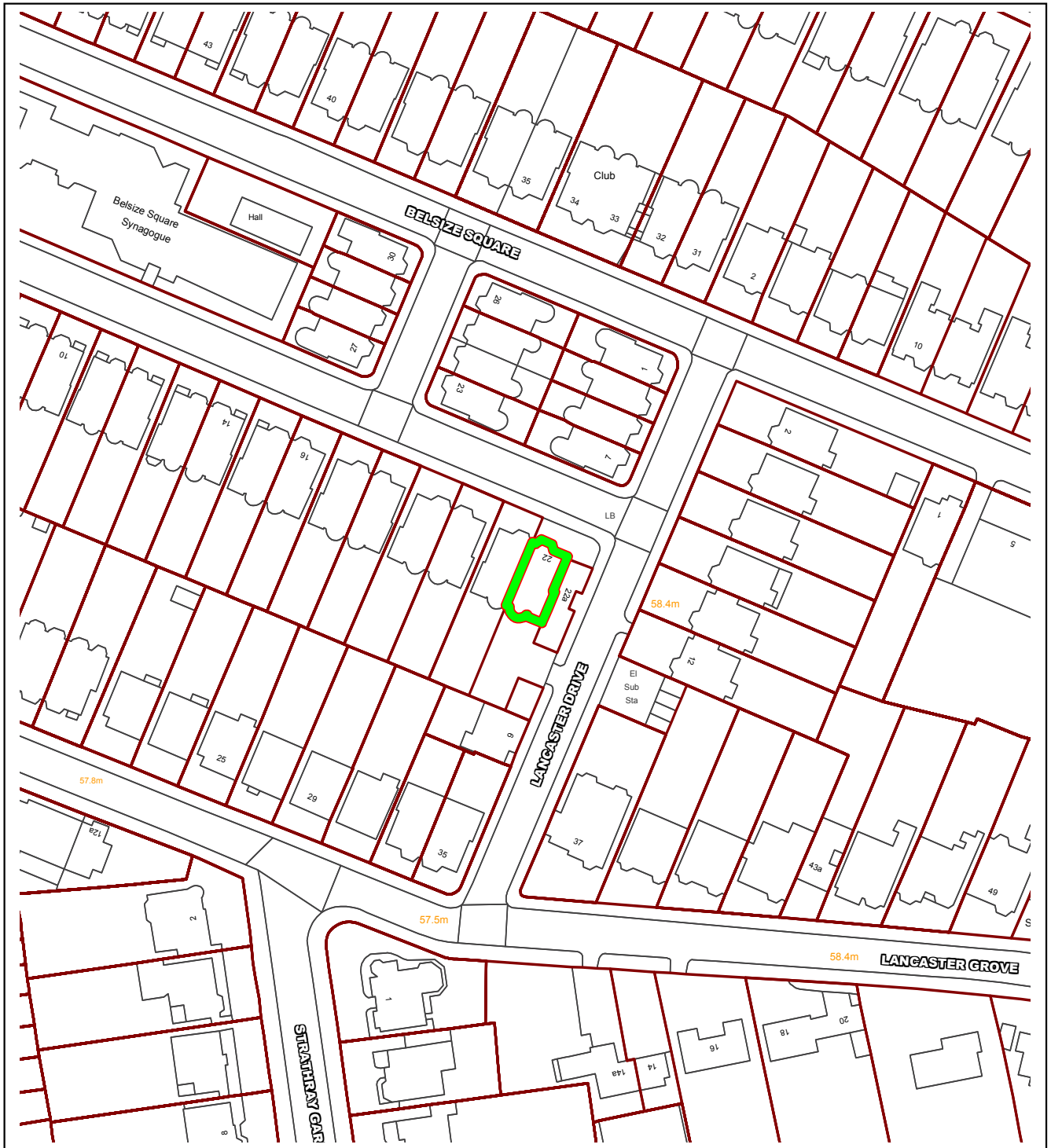


# 2015/6410/P - Belsize Square



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**2015/6410/P - Flat 4, 22 Belsize Square**

1. View of side elevation from Lancaster Drive



2. View of existing side window from rear of the site



<b>Delegated Report</b> (Members Briefing)		<b>Analysis sheet</b> N/A		<b>Expiry Date:</b>			
				<b>Consultation Expiry Date:</b>			
<b>Officer</b>			<b>Application Number(s)</b>				
Patrick Marfleet			2015/6410/P				
<b>Application Address</b>			<b>Drawing Numbers</b>				
Flat 4, 22 Belsize Square London NW3 4HT			See draft decision notice				
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
External alterations including installation of new side facing window at second floor level.							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	7	No. of responses No. electronic	01 01	No. of objections	01
<b>Summary of consultation responses:</b>		Site notice: 02/12/2015 - 23/12/2015 Press notice: 03/12/2015 - 24/12/2015  One objection was received from the neighbouring property at 9a Lancaster Drive:  1. The new window would significantly deprive master bedroom with natural light from the existing roof light. 2. Proposal would severely impact the entire roof area of 9a Lancaster Drive, compromising access required to carry out essential maintenance work on the property. 3. The proposal would obliterate the aesthetics of the house and surrounding conservation area.  <i>Officer response:</i>  1. The proposed window would share the same outlook as the existing second floor flank elevation window and would not cause undue harm to the					

	<p><i>amenity of any neighbouring properties in terms of loss of light, outlook or privacy.</i></p> <p><i>2. The proposed window would have no impact to the flat roof area of the neighbouring property at 9a Lancaster, nor would it restrict access for general maintenance works.</i></p> <p><i>3. The installation of a new window to the flank elevation of the property is considered to be a minor alteration that would not have a significant impact on the character of the original property or the appearance of the surrounding conservation area.</i></p>
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<p><b>CAAC/Local groups comments:</b></p>	<p>Belsize CAAC: Objection.</p> <p>1. The proposed window is too close to the feature quins.</p> <p><i>Officer response:</i></p> <p><i>1. The size, scale, and location of the new window is considered not to cause undue harm to the original character and features of the property.</i></p>
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**Site Description**

The application site is located on the south eastern side of Camden Square and relates to a semi-detached property that has been divided into 5 separate dwellings. The property has previously been altered in the form of front, side and rear facing dormers and a conservatory to the rear.

The property is located within the Belsize Park Conservation Area. It is not a listed building but is identified as making a positive contribution to the character of the conservation area.

**Relevant History**

None relevant to this application.

**Relevant policies**

**NPPF 2012**

**The London Plan March 2015, consolidated with alterations since 2011**

**LDF Core Strategy and Development Policies**

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 (2015)**

CPG1 Design  
 CPG6 Amenity

**Belsize conservation area statement 2003**

## Assessment

### 1.0 PROPOSAL

- 1.1 Planning permission is sought for the lowering of the existing second floor side facing window cill by 150mm with replacement timber sash window along with the installation of an additional window opening of matching size and design adjacent to this to increase the amount of light entering the existing bedroom at the property.

### 2.0 ASSESSMENT

- 2.1 The material considerations for this application are summarised as follows:

- Design and Conservation; and
- Amenity of neighbouring residential occupants;

#### 2.2 Design and Conservation

- 2.2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: 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.

- 2.2.2 CPG1 design guidance recommends that alterations take into account the character and design of the property and surroundings; windows, doors and materials should complement the existing building.

- 2.2.3 The lowering of the existing side facing window cill and installation of an adjacent window to match the new design and proportions represents a minor development that would not detract from the character and features of the original property.

- 2.2.4 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. The scheme is considered acceptable in size and design and does not harm the character and appearance of the conservation area.

#### 2.3 Amenity of neighbouring residential occupants

##### *Daylight / Sunlight / Outlook / Privacy*

- 2.3.1 Policy DP26 states that the council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity in terms of; visual privacy, overshadowing and outlook, daylight levels and noise/vibration levels.

2.3.2 The proposed window would share the same outlook as the existing first floor side facing window at the property and would not have a significant impact on the amenity of neighbouring occupiers in terms of loss of light, outlook or privacy.

### **3.0 Recommendation**

3.1 Grant Planning Permission

#### ***DISCLAIMER***

***Decision route to be decided by nominated members on Monday 18<sup>th</sup> January 2016. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Ms Penelope Toleman  
Toleman Associates  
Rennie House  
Torraino Mews  
London  
NW5 2RZ

Application Ref: **2015/6410/P**  
Please ask for: **Patrick Marfleet**  
Telephone: 020 7974 1222

12 January 2016

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**Flat 4**  
**22 Belsize Square**  
**London**  
**NW3 4HT**

# DECISION

Proposal:  
External alterations including installation of new side facing window at second floor level.

Drawing Nos: 1532/02, 1532/03, Location Plan, Design & 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 1532/02, 1532/03, Location Plan, Design & Access Statement

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