

Delegated Report		Analysis sheet		Expiry Date:		04/08/2014	
		N/A / attached		Consultation Expiry Date:		22/07/2014	
Officer				Application Number			
Obote Hope				2014/3857/P			
Application Address				Drawing Numbers			
6A Belsize Park Gardens London NW3 4LH				See draft decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal							
The installation of balustrade on the existing flat roof at first floor front elevation for the provision of roof terrace.							
Recommendation:		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	23	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 25/06/2014 to 16/07/2014. A press notice was advertised on 01/07/2014 to 22/07/2014. No response from the adjoining occupiers has been received.					
CAAC/Local groups comments:		No response has been received.					
Site Description							
The application site comprises a 3-storey Victorian semi-detached house located on the north side of Belsize Park Gardens in the Belsize Park Conservation Area. The property is divided into flats, and the application relates to first floor flat. The building is not listed but is noted as being a building that makes a positive contribution to the character and appearance of the Conservation Area.							

Relevant History

Application Site:

16750 - Planning permission was refused for; Change of use of a maisonette at 6, Belsize Park Gardens, N.W.3 into 2 self-contained units, including works of conversion and the construction of a side dormer. 18/10/1973

36260 - Alterations to upper maisonette including the erection of front and side dormer windows and front balcony. Refused 11/10/1983.

8400002 - Works of conversion to upper maisonette including the erection of front and side dormer windows and front balcony as shown on drawing Nos.7BL (-) 001 7BL (-) 002 and 7BL (-) 007. Grant 30/04/1984.

PW9902404 - The erection of a side dormer in the roof, As shown on drawing numbers; 167/04A, /05A, /07 and /08A. Granted 21/09/1999.

22 Belsize Park Gardens

2013/1248/P - Planning permission was refused and allowed on appeal on 03/12/2013 for; 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).

24 Belsize Park Gardens:

2010/4212/P - Planning permission was granted in October 2010 for conversion of 4 self contained flats into 3 self-contained flats with enlargement of front and rear dormer windows, enlarged front roof terrace and insertion of railings to form terraces at first floor front elevation and second floor rear elevation. This planning permission expires on 04/10/2013.

33 Belsize Park Gardens:

2008/2341/P - Planning permission was granted on 23/09/2008 for the enlargement of existing dormer windows and installation of balconies to front and rear; creation of new dormer windows to side elevation. The design and materials of the proposed front dormer and balustrade were matched to the front dormer extension at the other pair of the semi-detached dwelling (no. 35).

37 Belsize Park Gardens:

2007/5145/P - Planning permission was granted on 08/01/2008 for the 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. The design and materials of the proposed front dormer and balustrade were matched to the front dormer extension at the other pair of the semi-detached dwelling (No. 39).

52 Belsize Park Gardens:

2009/3670/P - Planning permission was granted on 06/10/2009 for the enlargement of the front roof terrace. The front dormer with terrace was smaller than the one proposed with the current application.

Relevant policies

National Planning Policy Framework (2012)

London Plan 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)

Camden Planning Guidance 2011

CPG1 (Design) –Section 5

Belsize Conservation Area Statement (Adopted 2003)

Assessment

1.0 Proposal

1.0 It is proposed to install a new balustrade for the provision of a roof terrace at first floor level.

Design and Appearance

Policy DP24 states that the Council will require all developments, including alterations and extensions to be of the highest standard of design and respect character, setting, form and scale of the neighbouring properties and character and proportions of the existing building. Policy DP25 states that the Council will only permit development within conservation areas that preserves and enhances the special character and appearance of the area.

Front roof terraces are a common feature on Belsize Park Gardens. A number of front elevations of the properties have been altered, such that there are now a variety of roof terraces in the vicinity on Belsize Park Gardens. Therefore, the principle of the proposed roof terrace at the first floor elevation is beyond doubt. The history of the proposed site and confirmation during a recent site visit demonstrates that the installation of the balustrade for the proposed terrace at the front elevation at first floor level is not an uncharacteristic feature, as the roof terraces are predominantly installed to properties along Belsize Park Gardens. Therefore, the design of the proposed terrace in terms of the proposed material and the impact of such material to the character and appearance of the existing building and wider Conservation Area form the main material consideration when determining this planning application.

Belsize Park Gardens is within 'sub area one' of the Belsize Park Conservation Area Statement which draws attention to inappropriate prominent roof terraces as being negative features. The document states new developments involving roof terraces could have a negative visual impact due to the inappropriate railings that are prominent in the street scene and advises that railings around roof gardens/terraces should be constructed from materials appropriate to the building and should not be prominent from the street.

Although there are variety roof terraces with various balustrade treatments on Belsize Park Gardens it is expected new developments to respect the design of the existing and neighbouring buildings. The proposed terrace would be constructed using metal railings painted black. The proposed full height sash window would remain as existing. The proposed balustrade would be installed to the existing flat roof located to the northwest elevation above the existing front door. The proposed railings would be approximately 1.1m in height 2.3m (width) x 1.1m (depth). Therefore the proposed balustrade is considered as acceptable in design and would not have a negative visual impact with the host building and the wider Conservation Area. And as such, would broadly meet planning policy DP24, DP25 and CS14 of the LDF.

Neighbouring Amenity

The proposal does not raise any material amenity issues.

Recommendation: Grant planning permission.