

9 Belsize Mews – ref: 2016/0420/P



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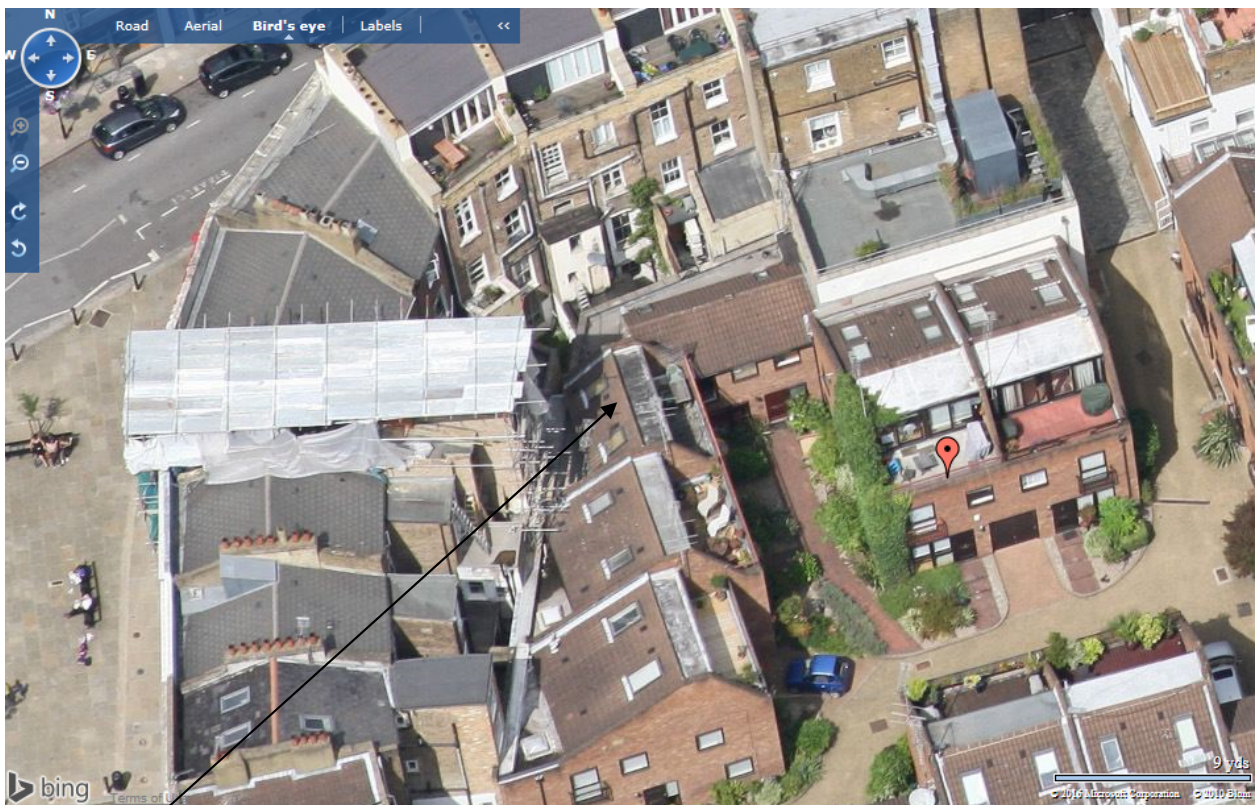
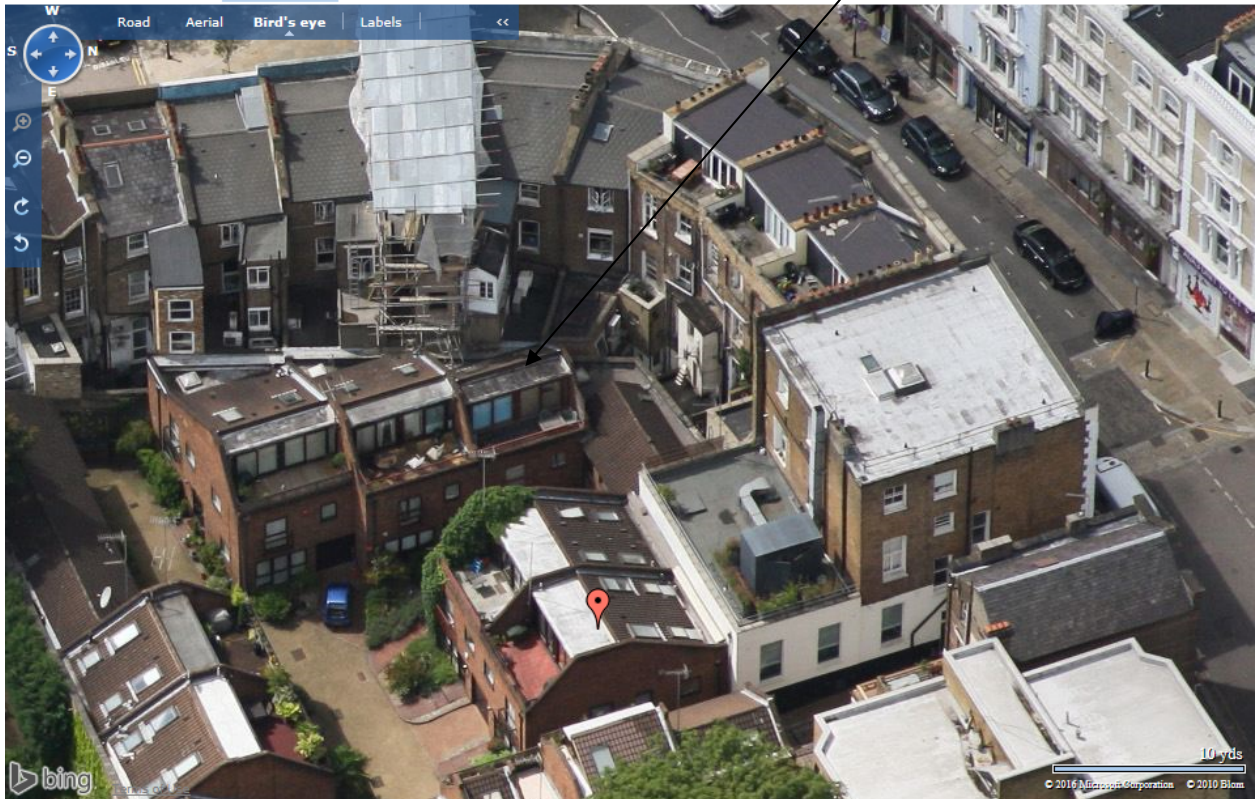


Views taken from toilet of 39 Belsize Terrace

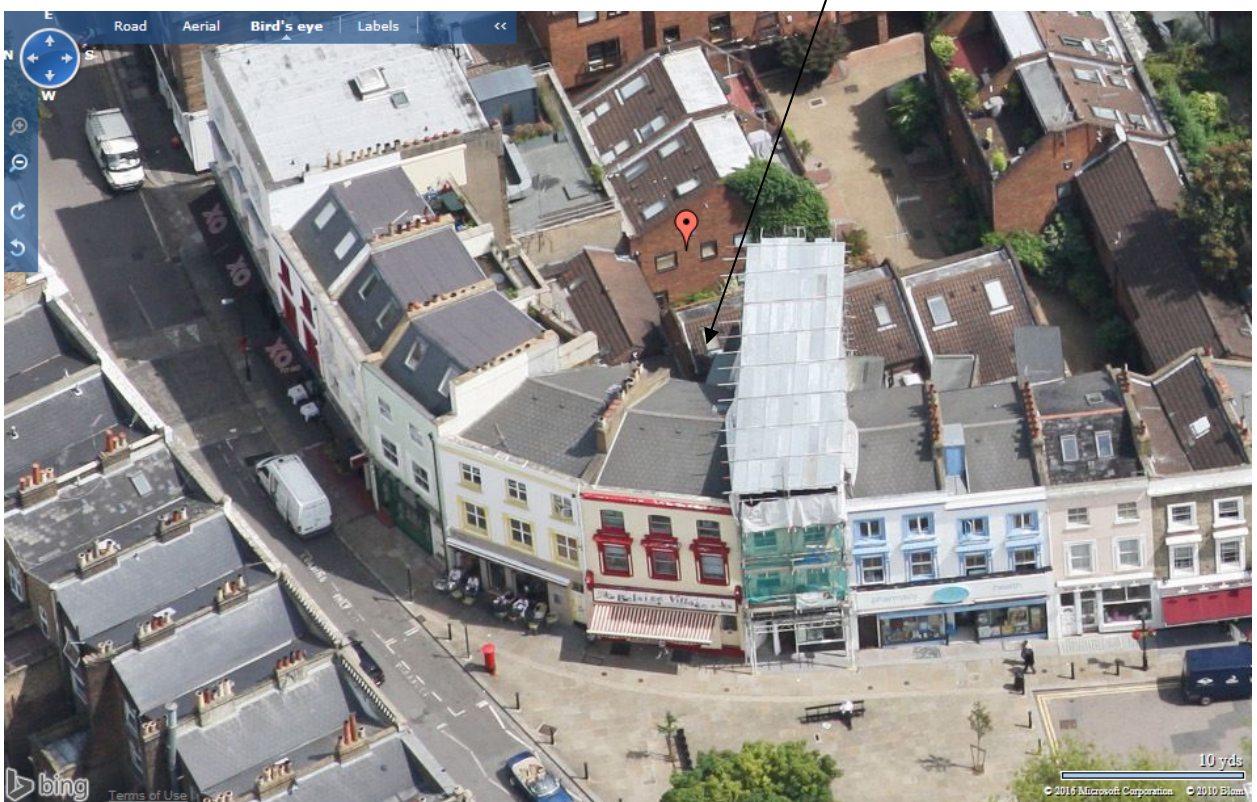
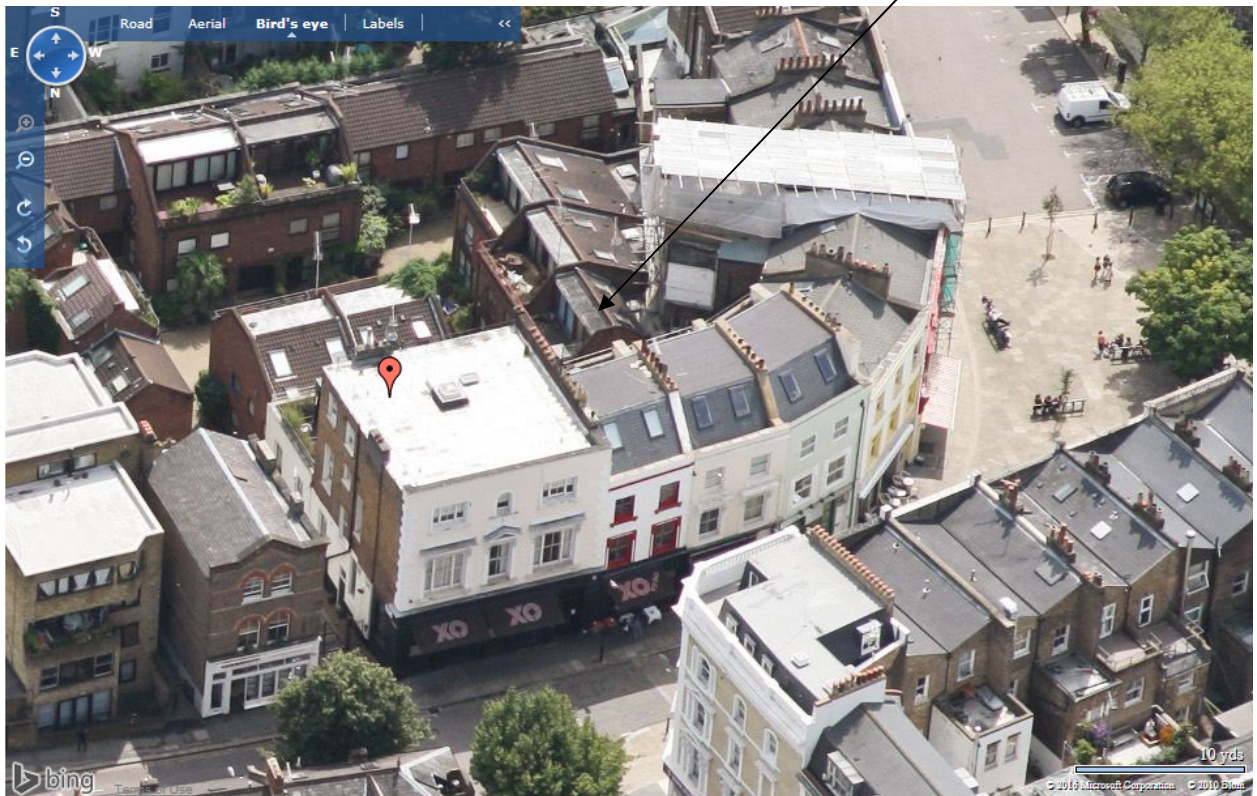


View taken from rooflight of site showing properties facing Belsize Terrace & Belsize Lane

9 Belsize Mews – 2016/0420/P – Site Photos and Aerial Views



9 Belsize Mews – 2016/0420/P – Site Photos and Aerial Views



Aerial views of site (black arrows point to site) – Please note No. 10 (adjacent to site) now has additional storey, so aerial view is incorrect.

| | | | | | | | |
|--|--|--|-----------|----------------------------------|-----------|-------------------------------------|-----------|
| Delegated Report | | Analysis sheet | | Expiry Date: | | 05/04/2016 | |
| | | N/A / attached | | Consultation Expiry Date: | | 10/03/2016 | |
| Officer | | | | Application Number(s) | | | |
| Oluwaseyi Enirayetan | | | | 2016/0420/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 9 Belsize Mews London NW3 5AT | | | | See decision notice | | | |
| PO 3/4 | | Area Team Signature | | C&UD | | Authorised Officer Signature | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Erection of rear dormer extension. | | | | | | | |
| Recommendation(s): | | | | | | | |
| Application Type: | | Householder Application | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 15 | No. of responses | 00 | No. of objections | 01 |
| | | | | No. electronic | 00 | | |
| Summary of consultation responses: | | Press notice displayed from 18/02/2016 – 10/03/2016 Site notice displayed from 12/02/1026 – 04/03/2016 No responses received | | | | | |
| CAAC/Local groups* comments: *Please Specify | | Belsize CAAC objected on little information to assess the impact of enlarged roof on adjoining properties. <i>Officers Response: See response in design section</i> | | | | | |

Site Description

The site consists of a three storey terraced building located on the south west side of Belsize Mews. The site is located in the Belsize Conservation Area, but is not listed. The street is characterised by similar three storey terraced buildings.

Relevant History

Ref: 2006/1450/P granted 04/07/2006 relating to 10 Belsize Mews for the erection of a second floor and terrace over the existing roof to enlarge a single dwellinghouse.

Ref: 2009/0761/P granted 02/05/2009 relating to 10 Belsize Mews for erection of an extension at second floor level to single family dwelling (Class C3) including the creation of a roof terrace.

Ref: 2014/1650/P granted 23/05/2014 relating to 7 Belsize Mews for erection of rear dormer extension incorporating three rooflights.

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

CPG 1 (Design) 2015

CPG 6 (Amenity) 2011

Belsize Conservation Area Appraisal and Management Strategy (2003)

Assessment

1 Proposal:

- The erection of a full width rear dormer extension to provide additional habitable accommodation for the existing single-family dwelling house.

2 Assessment:

Design/Impact on the conservation Area

- 2.1 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 (ERR) 2013.
- 2.2 The council will seek to ensure that roof alterations are sympathetic and do not harm the character and appearance of buildings or the wider townscape. CPG1 Design section 5.11 states 'alterations to, or the addition of roof dormers should be sensitive changes which maintain the overall structure of the existing roof form', and further states that roof alterations are likely to be acceptable where alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form.
- 2.3 The Belsize Conservation Area Statement states that dormers at the rear will normally be allowed if sensitively designed in relation to the building and other adjacent roofs.
- 2.4 The Belsize CAAC objected based on inadequate information to assess the application. In response to the objection, the agent has submitted existing and proposed perspective views as it was challenging to provide further information due to the close proximity and confines of the mews. The aerial views and site visit photos also address their concerns.
- 2.5 The rear dormer is of a modest size. The roof extension would be full width measuring 5.3m (width), 1.3m (height) and 1.3m (deep). Full length dormers are not encouraged, however, a number of surrounding properties in the mews already have roof extensions of varying sizes and designs, and the proposed dormer would be located to the rear and not at all visible from the public realm. The proposed dormer is therefore considered to be architecturally sympathetic to the age and character of the building and is not considered to have a negative impact on the integrity of the roof form.
- 2.6 The choice of materials complements the existing building. The proposed dormer would be constructed in traditional materials of metal/lead cladding which is in accordance with CPG1 paragraph 5.9 which states "materials, such as clay tiles, slate, lead or copper that visually blend with existing materials, are preferred for roof alterations and repairs."
- 2.7 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.
- 2.8 As such, the proposed development is on general accordance with policies CS5, CS7 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25, and DP26 of the London Borough of Camden Local Development Framework Development Policies.
- 2.9 The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan

March 2015, consolidated with alterations since 2011; and paragraphs 56 -68 and 126-141 of the National Planning Policy Framework.

3 Amenity:

3.1 There are no windows proposed on the rear elevation facing properties on Belsize Lane and Belsize Terrace. The properties are occupied for commercial use and would not adversely impact the amenity of neighboring residents with regards to access to daylight and outlook. The adjoining properties at No. 8 and 10 Belsize Mews will not be adversely affected by loss of daylight or outlook due to the close proximity and confines of the mews, and also the dormer situated to the rear.

Recommendation: Grant conditional planning permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 11th April. For further information please go to www.camden.gov.uk and search for 'members briefing'

Mr Daniel Leon
Square Feet Architects
8a Baynes Mews
London
NW3 5BH

Application Ref: **2016/0420/P**
Please ask for: **Oluwaseyi Enirayetan**
Telephone: 020 7974 3229

30 March 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
**9 Belsize Mews
London
NW3 5AT**

DECISION

Proposal:

Erection of rear dormer extension.

Drawing Nos: Site location plan (1545_L_001); 1545_L_(002, 011, 012, 013, 014, 021, 022, 023, 024, 050,150); Design and access statement dated 25th January 2016.

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
Director of Culture & Environment



following approved plans; Site location plan (1545_L_001); 1545_L_(002, 011, 012, 013, 014, 021, 022, 023, 024, 050,150); Design and access statement dated 25th January 2016.

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.

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

Director of Culture & Environment

DRAFT

DECISION