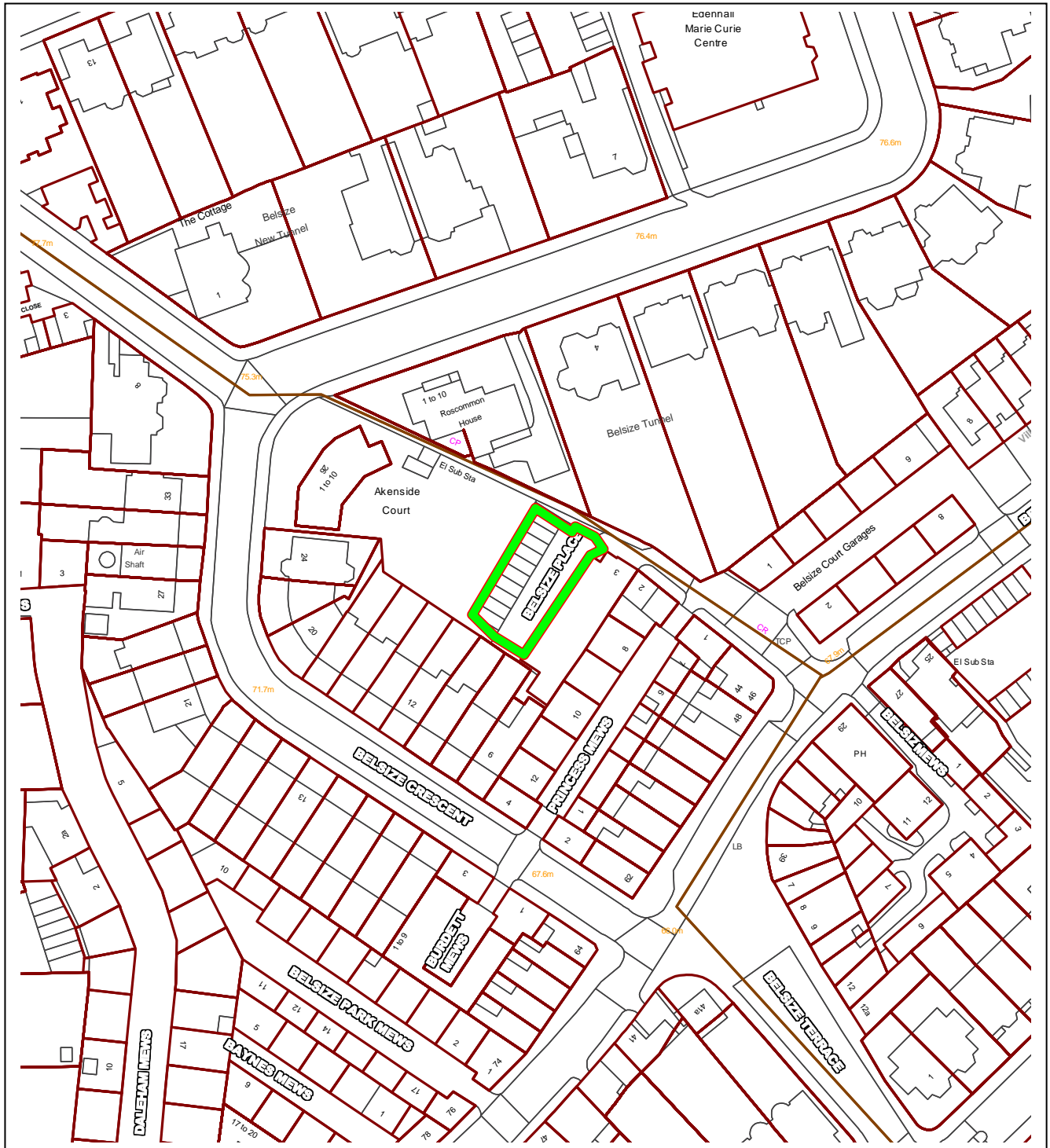


2015/6300/P – Belsize Place Garages, Belsize Place, London, NW3 5AL



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Photo of site



Photo of garages backing on to rear gardens of 10 and 12 Belsize Crescent



Delegated Report		Analysis sheet	Expiry Date:	11/01/2016
(Members Briefing)		N/A / attached	Consultation Expiry Date:	07/01/2016
Officer			Application Number(s)	
Ian Gracie			2015/6300/P	
Application Address			Drawing Numbers	
Belsize Place Garages Belsize Place London NW3 5AL			See Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Demolition of a block of ten existing garages and replacement with a new block of garages with landscaping; changes to boundaries and levels.				
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	57	No. of responses	06	No. of objections	06
			No. Electronic	00		
Summary of consultation responses:	<p>Press Notice: 17/12/2015 – 07/01/2016. Site Notice: 16/12/2015 – 06/01/2016.</p> <p>Objections were received from Flat 1, 2 and 7 Akenside Court, Flat 7 and 10 2 Lyndhurst Gardens, 10, 12 and 14 Belsize Crescent, Flat 12 Roscommon House, who raise the following concerns:</p> <ul style="list-style-type: none"> • The boundary wall on the east side of the garden is built of London Stock and so the boundary at the end of the garden should match this (Officer response: please refer to paragraph 2.5); • The constant noise, every morning, 6 days a week, from the construction between the back of my rented flat and Belsize Lane is hugely frustrating and is adversely affecting mine and my family's life. I do not want to approve more noise (Officer response: please refer to informative no.2 on the Decision Notice noting that construction works are subject to control under the Control of Pollution Act 1974); • If the garages are to remain, but in another form, replacing them with virtually identical structures represents a missed opportunity for improving the area (Officer response: please refer to paragraphs 2.1-2.6); • The fitting of a green roof is unlikely to improve the current situation in the long term. Perhaps a Condition of Maintenance Schedule for the green roof should be imposed on the owners of the garages. Or a different roof form of permanent quality should be proposed – e.g. shallow sloping roof covered with slates or similar (Officer response: please refer to paragraphs 3.1-3.2); • The proposed brickwork should match the existing boundary wall between Akenside Court and the public footpath, which is built from London Stocks (Officer response: please refer to paragraph 2.5); • Looking at the proposal from Roscommon House will look very odd. If some non-garage parking spaces are desired, could they not also be covered by a roof that then covers both sets of garages and the open spaces? (Officer response: please refer to paragraphs 2.1-2.6); • The height of the garages should not be raised (Officer response: please refer to paragraphs 1.2 & 2.1-2.6); • There should be no encroachment into my garden boundary (Officer response: please refer to paragraphs 1.2 & 2.1-2.6); • The three proposed open spaces should be moved to the of the row nearest the back gardens of 10 and 12 Belsize Crescent (Officer response: please refer to paragraphs 5.1-5.2); • Bringing the new garages right up to my rear wall will represent a security risk (Officer response: please refer to paragraphs 5.1-5.2). 					
Belsize Park CAAC:	No objection.					

Site Description

The application comprises a row of 10 single-storey self-contained garages to the rear (to the north-west) of no.3 Belsize Place which is currently undergoing construction following planning approval (2012/3291/P) for the site. It is understood that five of the garages belong to the owners of no.3 Belsize Place whilst the other five (those most to the north of the row) are under different ownership). The site is bound by a public footpath running east-west to the north, the rear of 3 Belsize Place to the east, the rear of the properties of Belsize Crescent to the south and the shared garden and rear of a block of flats on Belsize Crescent and Lyndhurst Gardens to the west.

The application site is located within the Belsize Park Conservation Area. No.24 Belsize Crescent to the east is Grade II listed approximately 30 metres away.

Relevant History

10965 – The erection and retention for a limited period of a range of eight prefabricated lock-up garages on the site adjoining 3 Belsize Place, N.W.3. – **Granted for a limited period 5th August 1971.**

20954 – Erection of 4 brick built garages on land to the north-west of, and the construction of an additional doorway in the north-west wall of 3 Belsize Place – **Granted 9th September 1975.**

F7/15/1/23124 – Erection of eight lock-up garages. – **Granted 5th September 1976.**

2012/3291/P – Erection of building comprising basement and part four-storey (to Belsize Place), part two-storey and part single-storey with mezzanine, and roof terrace at 1st floor, to provide a single-family dwellinghouse (Class C3) (following demolition of part single-storey, part three-storey existing office building (Class B1)). **Granted Subject to a Section Legal Agreement 21st January 2013.**

2012/3368/C – Demolition of part single-storey, part three-storey existing office building (Class B1). – **Granted 21st January 2013.**

Relevant policies

National Planning Policy Framework (2012)

National Planning Practice Guidance

The London Plan 2015 (consolidated with alterations since 2011)

LDF Core Strategy (2010)

CS5 – Managing the impact of growth and development

CS11 – Promoting sustainable and efficient travel

CS14 – Promoting high quality places and conserving our heritage

LDF Core Development Policies (2010)

DP18 – Parking standards and limiting the availability of car parking

DP19 – Managing the impact of car parking

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance (updated July 2015)

CPG 1 – Design (July 2015)

CPG 6 – Amenity (July 2015)

CPG 7 – Transport (2011)

Conservation Area Statements

Belsize Conservation Area Statement (2003)

Assessment

1. Proposed Development

1.1 The description for the proposed development is as follows:

“Demolition of a block of ten existing garages and replacement with a new block of garages with landscaping; changes to boundaries and levels.”

1.2 This comprises the following elements:

- a) Reconfiguration of the existing garages to create 7 self-contained covered garages and 3 uncovered open air garages;
- b) Lowering of the ground level by approximately 600mm to allow for additional height from floor-to-ceiling of the garages;
- c) The covered garages will reach 2.95m in height which comprises 2.6m floor-to-ceiling height and 350mm for the allowance of a bed for the green roof.
- d) A distance between the rear garden wall of 10 Belsize Crescent to the garages of 2m;
- e) The inclusion of a security gate separating the northern half of the garages from the south (five either side of the gate)
- f) The erection of a 3.25m high wall to the rear of the garages which will be 9cm lower than the existing height of the rear slope of the existing garages.

2. Design and conservation

- 2.1 Policy DP24 requires development proposals to consider the character setting, context and the form and scale of neighbouring buildings as well as the character and proportions of the existing buildings where (such as this case) alterations and extensions are proposed.
- 2.2 With regards to conservation areas, policy DP25 states that the council will only permit development with conservation areas that preserves and enhances the character and appearance of the area.
- 2.3 It is considered that the existing garage structures do not contribute to the character or appearance of the Conservation Area; their principal contribution is by remaining barely visible in views from high ground and the rears of properties on this boundary of the Conservation Area.
- 2.4 It is noted that the proposal would encroach by 1m on the open greenspace to the north/west, which risks more harm to the CA than the loss of the garages. It is considered that the exposure of three parking spaces is regrettable but officers consider that the vehicles in these spaces will be largely screened by the adjacent roofs in views from the footpath. The addition of green roofs and wallside planters would be a modest improvement on the existing site. Officers consider that the character and appearance of the Conservation Area stands to be preserved by the proposals.
- 2.5 It is noted that the plans indicate that the proposed materials for the walls to the rear and sides will be ‘colour according to area character’. A gate is also proposed for security reasons. A condition has been attached to the permission which requires details (in the form of detailed drawings and samples) of the wall and gate to be submitted to the local planning authority prior to the commencement of the development to ensure that the choice of materials reflects that of the surrounding built environment.
- 2.6 For the reasons set out above, it is considered that the proposal would satisfactorily preserve the setting of the Belsize Conservation Area in accordance with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as well as policy DP25 of Camden’s Local Development Framework.

3. Landscaping

- 3.1 Policy DP24 states that the Council will require all developments to be of the highest standard of design and will expect developments to consider elements including the provision of appropriate hard and soft landscaping including boundary treatments.
- 3.2 As noted above, the proposal includes the provision of a ‘green roof’ on top of the re-designed garages. It is considered that this is an appropriate addition and is considered an enhancement on the existing asphalt roof. In order to ensure the development undertakes reasonable measures to take account of biodiversity, a condition has

been attached to the permission which requires the details of the materials and species as well as a statement of the design objectives, a management plan, and appropriately scaled drawings to be submitted to and approved by the local planning authority before the relevant part of the development commences.

4. Transport

4.1 Policy DP19 states that the Council will seek to ensure that the creation of additional car parking spaces will not have negative impacts on parking, highways or the environment, and will encourage the removal of surplus car parking spaces. The Council will require off-street parking to:

- Preserve a building's setting and the character of the surrounding area;
- Preserve any means of enclosure, trees or other features of a forecourt or garden that make a significant contribution to the visual appearance of the area;
- Provide adequate soft landscaping, permeable surfaces, boundary treatment and other treatments to offset adverse visual impacts and increases in surface run-off.

4.2 The application proposes to re-provide the existing 10 car parking spaces in a different format and is not considered to further impact on the transport capacity of the surrounding road network. As noted above, the proposal is considered to preserve the setting of the surrounding conservation area. Other features, such as the existing forecourt will be retained culminating in the massing and plot ratio of the proposal being the same as that of the existing situation. The application also proposes a green roof on top of the proposed garages and an appropriately worded condition is attached to the permission to ensure that this area is both high quality and maintained in the future.

4.3 As such, it is considered that the proposal accords with policy DP19 of Camden's Local Development Framework.

5. Amenity

5.1 As noted in Section 1, the proposed garages have been repositioned to ensure that they are not built up to the boundary of the rear gardens of 10 and 12 Belsize Crescent. The height of the proposed garages fronting these gardens will be the same as the existing height. The rear wall of the green roof will be approximately 150mm lower than the existing rear wall of the pitched roof of the existing garages. Residents were also concerned by the opportunity for crime as a result of using the roofs of the proposed garages to access their properties. It is considered that this opportunity for criminal activity currently exists. However, in response to residents concerns, the applicant has introduced a security gate which is considered acceptable.

5.2 As such, it is considered that the proposed garages will not adversely impact on the amenity of the residents of 10 and 12 Belsize Crescent, or the other surrounding residential properties. It is therefore considered that the proposal satisfies policies CS5 of Camden's Core Strategy Document (November 2010) and DP26 of Camden's Development Policies document (November 2010).

6. Recommendation

6.1 It is recommended that conditional planning permission is granted.

DISCLAIMER

Decision route to be decided by nominated members on Monday 7th March 2016. For further information please click [here](#).

Mr Selwyn Lowe
PKS Architects LLP
PKS Architects LLP
8 Cliff Road Studios
5 Cliff Road
London
NW1 9AL

Application Ref: **2015/6300/P**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

2 March 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Belsize Place Garages
Belsize Place
Belsize Park
London
NW3 5AL

DECISION

Proposal:

Demolition of a block of ten existing garages and replacement with a new block of garages with landscaping; changes to boundaries and levels.

Drawing Nos: (BPG-1502-EX-) LP; PL-01 Rev A; PL-02 Rev A; SC-1/2 Rev A; SC-3/4 Rev A; PH Rev A; (BPG-1502-PR-) PL-01 Rev B; PL-02 Rev B; SC-1/2 Rev B; SC-3/4 Rev B; SC-5/6 Rev B.

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

Director of Culture & Environment



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 (BPG-1502-EX-) LP; PL-01 Rev A; PL-02 Rev A; SC-1/2 Rev A; SC-3/4 Rev A; PH Rev A; (BPG-1502-PR-) PL-01 Rev B; PL-02 Rev B; SC-1/2 Rev B; SC-3/4 Rev B; SC-5/6 Rev B.

Reason:

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

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including plans, elevations and sections, at an appropriate scale, of the brickwork, block paving to the forecourt, roller doors to the garages and security gate; and

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 Detailed plans and sections in respect of how the forecourt paving will meet the road surface outside of no.3 Belsize Place, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

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.

- 6 Full details in respect of the living roof in the area indicated on the proposed roof plan including:
 - a) Details of materials, species, planting density, and substrate;
 - b) a statement of the design objectives, including justification of roof type/species selection;
 - c) a management plan including an initial scheme of maintenance;
 - d) a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability;

Shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 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 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable

purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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