



PLANNING STATEMENT

RESIDENTIAL REDEVELOPMENT

ST PETER'S VICARAGE, 53 BELSIZE SQUARE, LONDON NW3 4HY

APRIL 2016

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1.0 Introduction

1.1 This planning statement has been prepared in support of a planning application for demolition of the existing vicarage and erection of a terrace of properties comprising a replacement 3 bedroom vicarage and 1 bedroom flat above in the western most ‘house’ and a further 2 x 4 bedroom houses on the land to the east of St Peter’s Church, Belsize Park.

1.2 The planning statement should be read in conjunction with the following drawings and reports:

- Architectural Plans by Johnson Naylor:
 - 001 Location Plan
 - 002 Existing site plan
 - 003 Existing north elevation
 - 004 Existing south elevation
 - 005 Existing east elevation
 - 106 Existing north and south streetscape elevations
 - 050 Existing site plan demolition drawing
 - 051 Existing elevation north demolition drawing
 - 052 Existing elevation south demolition drawing
 - 053 Existing elevation east demolition drawing
 - 100 Proposed ground floor plan
 - 101 Proposed first floor plan
 - 102 Proposed second floor plan
 - 103 Proposed roof plan
 - 200 North elevation proposed
 - 201 East elevation proposed
 - 202 South elevation proposed
 - 203 West elevation proposed
 - 204 North and south streetscape elevation proposed
 - 300 Section AA proposed
 - 301 Section BB proposed
 - 302 Section CC proposed
- Design & Access Statement by Johnson Naylor Architects;
- Sunlight, Daylight and Overshadowing Assessment by Herrington Consulting Limited;
- Energy Statement by Maven Sustainability;
- Construction Management Plan by Paul Mews Associates;
- Landscape Document by Emily Erlam Landscape Design;

2.0 Site Description

2.1 The site sits within the Belsize Square ‘island’ in the Belsize Park Conservation Area. It fronts Belsize Square to the north and south, St Peter’s Church to the west and the Belsize Square Synagogue to the east.

2.2 It’s broadly square in shape, save for a small incursion at its south-east corner where an existing driveway provides access into the Synagogue to the east.

2.3 In the north-west corner of the site is a two-storey Vicarage attached to the eastern flank of the Church hall. The Vicarage fronts the northern arm of Belsize Square and contains an integral garage with a further stacked parking space within the front setback area. The majority of the remainder of the front setback area is landscaped while the area between the Vicarage and the eastern boundary is enclosed by a 1.8m high close boarded fence which sits hard up against the

pavement.

- 2.4 To the rear of the Vicarage is a landscaped garden which contains a number of trees of varying age and quality. The garden is fenced off from the southern arm of Belsize Garden by a close boarded fence which again sits hard up against the pavement.
- 2.5 The topography of the site is generally level although the site itself sits approximately 1.0 - 1.5m below the level of Belsize Square.
- 2.6 The land is surrounded by:
- A series of three-storey semi-detached villas with basement and roof accommodation fronting Belize Square to the north;
 - A three-storey Synagogue to the east;
 - A series of three-storey semi-detached villas with basement and roof accommodation fronting Belize Square to the south;
 - St Peter's Church and hall to the west.
- 2.7 In terms of accessibility, the site has a PTAL rating of 4 being within 900m of Finchley Road; Swiss Cottage and Belsize Park Underground/Railway Stations and 500m of bus stops on Belsize Square and College Crescent serving routes 268 and 46. It's also with a Controlled Parking Zone (CPZ).

3.0 Local Plan Designations

- 3.1 The site is designated as part of the Belsize Conservation Area on the Camden Policies Map. No other designations apply to the site.
- 3.2 The adjoining St Peter's Church to the west is Grade II Listed.
- 3.3 The site is not within a Flood Risk Zone.

4.0 Relevant Planning Policies

- 4.1 The relevant planning policies applicable to the application site are contained within:
- The National Planning Policy Framework;
 - The National Planning Policy Guidance;
 - The London Plan;
 - Camden's Core Strategy
 - Camden's Development Policies Document;
 - Camden Planning Guidance;
 - The Belsize Conservation Area Statement.

- 4.2 A summary of the relevant planning policies is contained at Appendix 1 of this report.

5.0 Pre-Application Consultation

- 5.1 In 2006 a pre-application submission was made by Oppidan Limited for the replacement of the Vicarage and church hall with a new block of flats and underground parking together with a new community centre.
- 5.2 The Council's comments in relation to this pre-application proposal are summarised below:

- The replacement of the vicarage by new housing is acceptable, in principle;
- The loss of the Vicarage is welcomed as it's of poor quality design and not in keeping with the local character;
- Concerns were raised in regard to the bulk and height of the proposed block of flats. It was advised that any new block should be a maximum of 2 storeys, possibly with a setback 3rd floor;
- A full tree survey should be carried out to determine which trees can be removed or retained;
- Biodiversity should be encouraged, e.g. green roofs etc;
- The scheme should preferably be car free as the site is in a controlled parking zone and accessible by public transport. However a maximum of 1 space per unit is acceptable in accordance with policy. If on-site parking were proposed, the scheme would be car capped by legal agreement to ensure there is no overspill onto the surrounding streets. The loss of on-street parking capacity would be discouraged;
- Cycle parking should be provided on-site.

5.3 A further pre-application submission was then made in 2015 for a terrace of 3 properties comprising a replacement Vicarage and 2 further houses (ref: 2015/4028/PRE). The houses were three-storeys with single storey pavilions to the rear connected to the main part of the house by a glazed walkway, effectively creating an internal courtyard onto which the ground floor living rooms would open. On the northern side of each house was a single parking space and crossover with the balance of the front setback area landscaped. A copy of these pre-application drawings are provided at Appendix 2.

5.4 The Council's comments in relation to the pre-application proposal are summarised below:

- The principle of demolition and replacement with a new vicarage and 2 further houses is acceptable;
- The existing house is considered to be of little architectural merit;
- The three-storey scale was considered acceptable, as were the detached single storey pavilions;
- However, the development was considered to be too inward looking. In order to create more openness it was recommended that the parking spaces at the front of the property be removed and the building pulled further forward to increase the amount of amenity space in the courtyards;
- The proposed solid boundary fencing was considered quite hostile and the Council encouraged further consideration of the boundary treatments to soften their appearance;
- During the pre-application meeting the colour and type of material was discussed in some detail and it was concluded that it should be light in colour but there was some uncertainty about whether it should be brick or render with a stone base. Consultation with the Belsize Conservation Area Advisory Committee was encouraged;
- The size and layout of the houses was considered acceptable, as was the amount of amenity space;
- It was advised that all the houses should meet Lifetime Homes standards;
- It was advised that all houses should have conveniently located refuse and recycling facilities;
- It was recommended that a sunlight and daylight assessment be submitted with the application;
- It was noted that the Council's tree officer visited the site as part of the pre-application process and confirmed that the trees in the centre of the site were low quality and could be removed. However new tree planting was encouraged wherever possible;
- It was recommended that a landscape plan be submitted as part of any future application;
- The development would be expected to be car free in accordance with Policy DP18 of the Local Plan however it was acknowledged that the vicarage could retain the existing parking permit;
- Cycle parking should be provided at a rate of 2 spaces per house in accordance with the Council's parking standards.

5.5 Following on from the above, the applicant also undertook consultation with the immediate

neighbours on both sides of the development and attempted to make contact with the Belsize Area Advisory Committee. The Synagogue to the east are entirely supportive of the scheme and the Church Council to the west (which is independent of the Diocese and made up of local residents) were also supportive, subject to the removal of the basements which formed part of the scheme presented to them following the pre-application meeting, and the provision of new landscaping. The Belsize Area Advisory Committee were sent several emails requesting a meeting but unfortunately no response was ever received.

6.0 Description of Proposed Development

- 6.1 The submitted scheme comprises demolition of the existing vicarage and erection of a replacement 3 bedroom vicarage and 1 bedroom flat above in the western most ‘house’ and a further 2 x 4 bedroom houses in the remaining two properties. The provision of the two new houses would partially fund the provision of the new vicarage and flat. The new vicarage would house the vicar of the adjoining St Peter’s church while the flat would be used to accommodate other members of the clergy or church volunteers.
- 6.2 The building would be three-storeys with a partially setback top floor fronting Belsize Square (north) with a series of single storey pavilions to the rear. The single storey ‘pavilions’ would be connected to the main part of the house by a glazed walkway, effectively creating an internal courtyard onto which the ground floor living rooms would open. On the northern side of each house would be a small front courtyard providing integrated cycle and bin storage behind a front wall and hedge. Where possible the existing trees along the northern and southern boundaries would be retained and supplemented by new landscaping. All other trees on the site would be removed.
- 6.3 In terms of design, the houses would be of contemporary appearance comprising a partially setback upper floor with large window openings and extensive glazing throughout. Three main materials comprise brick, bronze metalwork and glazing. The brickwork would be light in colour (‘Kolumba K91’) to sit comfortably between the heavy stonework of the adjoining St Peters Church and the masonry of the nursery and synagogue to the east. The glazing would encase the articulation areas that divide the houses, providing relief from the brick façade and breaking down the overall mass of the terrace into 3 smaller volumes. Bronze metalwork would also be used for selected elements of the building highlighting the main entrances and creating a brise soleil to the balconies and the roof of the glazed corridors that divide the houses.
- 6.4 The ground floor kitchen and dining rooms would be open plan, extending out into the internal courtyards while the living rooms in the rear pavilions would look towards the internal courtyard and also have low level windows which look south onto the southern courtyard/street. At the upper level the building would be cut away at the front and rear to provide small balconies to the upper floor bedrooms and living spaces.
- 6.5 A breakdown of the proposal is provided below:

House/Unit Number	Size	Floor Area	Amenity Space
1 (Vicarage)	3 bed	178sqm	87sqm
2 (Flat)	1 bed	65sqm	5sqm
3	4 bed	247sqm	92sqm
4	4 bed	247sm	174sqm
Total	12 bedrooms	850sqm	358sqm

7.0 Key Planning Issues

7.1 Principle of Residential Development

- 7.1.1 Policy CS1 of the Council's Core Strategy states that an additional 12,250 homes will be delivered in the plan period between 2010 and 2025, concentrated towards the growth areas and other highly accessible locations with more limited change in the areas which include the application site.
- 7.1.2 Policy CS4 states that the parts of the Borough outside the growth areas and other highly accessible locations (such as the application site) will experience more limited change, although some development is expected to take place in those areas over the timescale of the Core Strategy. The Council will ensure that development in these locations respects the character of its surroundings; conserves heritage and other important features and provides environmental improvements and other benefits where appropriate.
- 7.1.3 Policy DP2 of the Council's Development Policies Document seeks to maximise the supply of new homes in the borough, particularly on sites that are underused or vacant.
- 7.1.4 In light of the above policies, and taking into account the comments made by the Council in their 2006 and 2015 pre-application advice, the principle of a higher density residential development on the site is acceptable, subject to compliance with all other policies of the Development Plan, as discussed in more detail below.

7.2 Design

- 7.2.1 In terms of design, Policy CS14 of the Council's Core Strategy requires new developments to:
- ensure the highest standard of design that respects local character and context;
 - preserve and enhance heritage assets and their settings, including conservation areas and listed buildings;
 - promote high quality landscaping;
 - seek the highest standard of access to all buildings;
 - protect important local views.
- 7.2.2 Policy DP24 of the Development Policies Document states that developments will be required to be of the highest standard of design and will be expected to consider (inter alia):
- character, setting, context and the form and scale of neighbouring buildings;
 - the quality of materials to be used;
 - the provision of visually interesting frontages at street level;
 - the appropriate location of building services equipment;
 - existing natural features, such as topography and trees;
 - the provision of appropriate hard and soft landscaping;
 - the provision of appropriate amenity space;
 - accessibility.
- 7.2.3 The scheme seeks to concentrate the majority of the built form on the northern side of the site in the approximate position of the existing Vicarage with the balance of the site laid out as a series of single storey pavilions which open out onto landscaped internal courtyards. This design approach is appropriate as it maintains views of the Church gable from the southern arm of Belsize Square

and concentrates the built form on the northern portion of the site where views of the Church are already obscured by the vicarage and church hall. The positioning of the building on this side of the site also corresponds with the adjoining buildings to the east, all of which are located close to the northern arm of Belsize Square. As such the siting of the lower and taller elements of the building is acceptable as it responds appropriately to its local context.

- 7.2.4 In terms of scale, the main building will read as two-storeys with a partially recessed third floor and will therefore appear subordinate to the Villas on the outer edge of the square which are generally three-storeys with a further floor of accommodation in the roof. The height of the building would also provide an appropriate transition in scale between the Synagogue building to the east and the Church to the west. This is demonstrated in the streetscape drawings at page 27 of the Design & Access Statement which shows the proposal will match the ridgeline of the Synagogue building while also corresponding with the eaves level of the larger scale Church building to the east. Gaps would also be maintained between the proposed building and the taller elements of the buildings on either side to ensure spaciousness and views between the buildings.
- 7.2.5 In terms of design, the contemporary appearance will accord with Policy BE 20 of the Belsize Conservation Area Statement which states that overtly modern buildings will not be resisted provided they respect the layout, height, and scale of existing development in the Conservation Area.
- 7.2.6 In terms of the single storey pavilions, these have been kept deliberately low to maintain views of the church when viewed from the southern arm of Belsize Gardens. They would also be finished with a green living roof to maintain the green character of the site and be suspended above ground on mini-piles to ensure the retention of trees along the southern boundary. As such these pavilions will provide well designed and attractive accommodation that maintains views of the church and helps to preserve the green landscaped character of the square.
- 7.2.7 As requested by the Council at pre-application stage, the parking within the front setback area has been removed and the three-storey element of the building moved further forward towards the street to maximise the size of the internal courtyards. The fencing to the front and rear has also been carefully designed to provide a softer elevation to the street while also maintaining a degree of privacy and security. A native hedge will be provided along the eastern boundary to soften the interior of the site and prevent the need for fencing.
- 7.2.8 The proposal has therefore addressed the relevant comments made by the Council at pre-application stage and would deliver a contemporary building of appropriate scale, mass and detailing to sit comfortably within the streetscene and wider Conservation Area. It would therefore comply with policies CS14, DP24 and DP25 of The Council’s Local Plan.

7.3 Unit Sizes

- 7.3.1 Policy 3.5 of the London Plan recommends the following minimum unit sizes for flats:

1B (Studio)	37sqm
1B2P	50sqm
2B3P	61sqm
2B4P	70sqm
3B4P	74sqm
3B5P	86sqm
3B6P	95sqm
4B5P	90sqm
4B6P	99sqm

For 2-storey houses the following minimum unit sizes are recommended:

2B4P	83sqm
3B4P	87sqm
3B5P	96sqm
4B5P	100sqm
4B6P	107sqm

For 3-storey houses the following minimum unit sizes are recommended:

3B5P	102sqm
4B5P	106sqm
4B6P	113sqm

- 7.3.3 The proposed 1 bed 2 person flat has a floor area of 65sqm; the proposed 2-storey 3 bed 5 person vicarage has an area of 178sqm and the 3-storey 4 bed 6 person houses would each have areas of 247sqm. As such, the proposal is in full compliance with the minimum unit sizes required by the London Plan.

7.4 Amenity Space

- 7.4.1 Section 2 (Housing) of the Camden Planning Guidance provides guidelines in respect of outdoor amenity space. The guidelines require all new dwellings to have access to some form of amenity space which is directly accessible from internal living areas and has good access to sunlight and daylight. Where balconies are proposed these should have a minimum depth of 1.5m and have level access from the dwelling.
- 7.4.2 The proposal provides good sized and well oriented private internal courtyards for the new vicarage and two houses while the flat above the vicarage would have small balconies to the front and rear off the main living room and bedroom. Although these would have a depth of less than 1.5m, the flat itself would be significantly larger than the minimum unit size required for a 1 bed flat and the full height sliding doors to both rooms would allow the internal living space to be extended out into this space. As such, despite the limited balcony depth, the flat would still be afforded excellent living conditions. It would also have access to cycle and refuse storage areas in the front setback area (the vicarage cycle parking is located to the rear). The quality and quantity of amenity space is therefore considered to provide excellent living conditions to future occupiers.

7.5 Trees

- 7.5.1 An Arboricultural Impact Assessment and Outline Method Statement has been submitted with the application by Landmark Trees. The report has been prepared following an on-site meeting with the Council's Tree Officer, Nick Bell, on the 05/08/15 where it was agreed that the removal of the poor quality trees in the centre of the site was acceptable, in principle, subject to retention of the higher quality trees along the northern and southern boundaries. It was also agreed that some selective pruning could be carried out to the retained trees in order to accommodate the new building.
- 7.5.2 The submitted report states there are 20 trees on and around the site, 5 of which are moderate quality Category 'B' trees while the remaining 15 are low quality Category 'C' trees. The report concludes that all 5 of the Category 'B' trees would be retained and pruned where necessary. Of the remaining 15 Category 'C' trees, 7 would be removed and the remaining 8 retained to form a

vegetated buffer along the northern, southern and eastern boundaries.

7.5.3 The report also notes that where works are proposed within the root protection areas of trees along the northern and southern boundaries, foundation piling and/or suspended concrete slabs would be used in order to minimise any impacts to the tree roots, full details of which would be provided as a condition of consent.

7.5.4 As such, subject to suitably worded condition requiring detailed information on the proposed method of construction prior to the commencement of development, the proposed tree removal on the site is considered acceptable.

7.6 Parking

7.6.1 The Council's policies state that new developments should ideally be car free, or if the event that parking is proposed, a maximum of 1 space per house should be provided. If parking is to be provided on-site it should not be at the expense of on-street parking capacity.

7.6.2 The existing vicarage has a crossover serving a single garage. Over and above this it has access to 2 on-street parking permits.

7.6.3 The proposal would not provide any on-site parking and the existing crossover would be 'stopped up' in order to increase on-street parking capacity by 1 space. It is proposed that this space be allocated to the vicarage while the remaining two houses be allocated 1 parking permit each, thereby ensuring there is no net increase in on-street parking demand. The flat above the vicarage would be made car free, secured by way of a legal agreement or condition. This arrangement would ensure there is not net loss of on-street parking capacity while also ensuring the new family homes would have access to an on-street parking permit.

7.7 Affordable Housing

7.7.1 Policy DP3 of the Council's Development Policies Document relates to affordable housing and states that residential developments with a capacity for 10 or more additional dwellings will be required to make a contribution to the supply of affordable housing at a target rate of 50% of the total additional residential floorspace. The scheme is for only 4 units so no affordable housing contribution is required.

7.8 Sustainability and Renewable Energy

7.8.1 Policy CS13 requires all developments to take measures to minimise the effects of climate change by (inter alia) ensuring developments use less energy, generating renewable energy on-site and minimising the potential for surface water flooding.

7.8.2 Policy DP22 requires new housing to meet Code for Sustainable Homes Level 4 by 2013 and Level 6 by 2016.

7.8.3 However, in a Ministerial Statement made on the 25 March 2015 the requirement for Code for Sustainable Homes was withdrawn by the Government with immediate effect. In addition the Ministerial Statement set a maximum carbon dioxide emissions target of 19%, being the equivalent of Code Level 4. The Ministerial Statement takes precedent over the Council's Core Strategy and is therefore the most relevant policy in respect of sustainability/renewable energy requirements.

7.8.4 The Sustainability Statement submitted with the application demonstrates that with the energy efficient design measures set out in the report (such as building design, passive solar gain, insulation, air tightness, natural and mechanical ventilation, low energy light fittings and timer controlled heating systems etc) together with the installation of 14 photovoltaic panels on the flat

roof of the building (being 5 panels on the flat roof section of the two 4-bedroom houses and 4 panels of the roof of the vicarage building), the proposal would reduce carbon dioxide by the required 19% now required by the Ministerial Statement.

7.9 Construction Management

7.9.1 A Construction Management Plan has been submitted with the application by Paul Mews and Associates. It sets out the likely method and sequence of construction and describes how materials will be transported, stored and removed from the site in order to minimise disturbance to neighbours. The CMP is in draft form and will be updated as a condition of consent once a contractor has been appointed.

7.10 Community Infrastructure Levy

7.10.1 The Mayoral CIL rate in Camden is £50 per sqm of net additional gross internal floorspace, subject to inflation and indexation.

7.10.2 The Camden CIL rate for developments in Zone C (comprising the application site) of less than 10 units is £500 per sqm of net additional gross internal floorspace, subject to inflation and indexation.

7.10.3 The CIL amounts are calculated by deducting the floor area of any existing buildings to be demolished from the new floor area to give the net additional floorspace. However where part of all of the new floor space is to be used for charitable purposes this floor space is exempt.

7.10.4 The Mayoral CIL calculation is therefore as follows:

Proposed floor area (737sqm) – existing floor area (200sqm) = 537sqm – charitable floor area subject to exemption, being the replacement vicarage (178sqm) and flat above which will be used to house clergy and volunteers (65sqm) = 294 x 50 = £14,700.

7.10.5 The Camden CIL calculation is as follows:

Proposed floor area (737sqm) – existing floor area (200sqm) = 537sqm – charitable floor area subject to exemption, being the replacement vicarage (178sqm) and flat above which will be used to house clergy and volunteers (65sqm) = 294 x 500 = £147,000.

8.0 Conclusion

- 8.1 Planning permission is sought for demolition of the existing vicarage and erection of a new building comprising a replacement vicarage and one bedroom flat together with a further 2 terrace houses. The provision of the two new houses would partially fund the provision of the new vicarage and flat. The new vicarage would be used to house the vicar of the adjoining St Peter’s Church while the flat would be used to accommodate other members of the clergy or church volunteers.
- 8.2 The proposal follows on from earlier pre-application advice given by the Council in 2015 for a scheme of 3 x 4 bed terrace houses with 3 parking spaces in the front setback area served by the existing crossover and one new double width crossover.
- 8.3 This proposal has sought to respond to the comments made by the Council at pre-application stage by moving the building closer to the street in order to increase the size of the rear courtyards and remove the off-street parking spaces and associated vehicle crossovers which reduced on-street parking capacity. The mix of units has also been changed to provide a mix of 1 x 1 bed, 1 x 3 bed and 2 x 4 bed properties as opposed to the 3 x 4 bed terrace houses that formed part of the original pre-application submission.
- 8.4 The proposal now involves a three-storey building fronting the northern arm of Belsize Square in the approximate position of the existing vicarage with a series of low scale single-storey ‘pavilions’ to the rear which maintain views of the church when viewed from the southern arm of Belsize Square. The central part of the site would be softened by green roofs over the single storey pavilions, landscaped internal courtyards and the retention of trees along the northern and southern boundaries.
- 8.5 The houses themselves would be of high quality and contemporary design, comprising partially recessed upper floors and large window openings together with cut away sections to break up the scale and mass of the building. The eaves and ridge heights would align with elements of the church and synagogue building either side, thereby providing an appropriate transition in scale.
- 8.6 The removal of the existing poorly designed Vicarage and its replacement with a higher quality residential development would make the best and most efficient use of this site without causing detriment to the setting of listed church or character and appearance of the Conservation Area. As such it’s respectfully requested that the application be approved with appropriate conditions.

APPENDIX 1 – SUMMARY OF RELEVANT PLANNING POLICIES

Core Strategy

Policy CS1 states that an additional 12,250 homes will be delivered between 2010 and 2025, concentrated towards the growth areas and other highly accessible locations with more limited change elsewhere (which includes the application site);

Policy CS4 states that parts of the Borough outside the growth areas and other highly accessible locations set out in Policy CS1 will experience more limited change, although some development is expected to take place in most parts of Camden over the timescale of the Core Strategy. The Council will ensure that development in these areas respects the character of its surroundings, conserves heritage and other important features and provides environmental improvements and other benefits where appropriate.

Policy CS6 seeks to maximise the supply of new housing in the Borough, including the provision of affordable housing. Affordable housing targets are 50% of the total addition to housing floorspace, comprising 60% social rent and 40% intermediate housing.

Policy CS11 seeks to minimise congestion by limiting the provision of private parking in new developments, in particular through car free developments in the most accessible locations and car capped developments.

Policy CS13 requires all developments to take measures to minimise the effects of climate change by (inter alia) ensuring developments use less energy, generating renewable energy on-site and minimising the potential for surface water flooding.

Policy CS14 requires new developments to:

- ensure the highest standard of design that respects local character and context;
- preserve and enhance heritage assets and their settings, including conservation areas and listed buildings;
- promote high quality landscaping;
- seek the highest standard of access to all buildings;
- protect important local views.

Policy CS15 states that the Council will protect and improves sites of nature conservation and biodiversity.

Policy CS18 requires new developments to include facilities for the storage and collection of waste and recycling.

Development Policies

Policy DP2 seeks to maximise the supply of new homes in the borough, particularly on sites that are underused or vacant.

Policy DP3 relates to affordable housing and states that residential developments with a capacity for 10 or more additional dwellings will be required to make a contribution to the supply of affordable housing at a target rate of 50% of the total additional residential floorspace.

Policy DP5 encourages a range of homes of different sizes in accordance with the Council's 'Dwelling Size Priority Table'. This requires market housing schemes to provide approximately 40%

of any new dwellings as 2 bedrooms. However the policy does allow some flexibility in this respect, taking into account the character of development and the wider area and the demand for homes of different sizes in the locality.

Policy DP6 requires all new development to meet lifetime homes standards, with 10% meeting, or being easily adaptable to meet, wheelchair housing standards.

Policy DP18 relates to parking and states that the Council will expect developments to be car free in the Central London Area, town centres and other areas within controlled parking zones that are easily accessible by public transport (which could include the application site given its PTAL rating of 4). Developments should comply with the parking standards set out in Appendix 2 of the document, which state that for dwellings in the above zones the maximum is 0.5 spaces per dwelling while for the rest of the borough it's 1 space per dwelling. Developments will also be expected to meet the minimum cycle parking standards set out in Appendix 2 (which is 1 space per unit but which has since been increased to 2 spaces per unit under the latest revisions to the London Plan).

Policy DP 19 seeks to ensure that the creation of additional parking spaces will not have a negative impact on parking by resisting development that harms highway or pedestrian safety, provides inadequate sightlines for vehicles leaving the site, or harms existing on-street parking conditions. Where off-street parking is proposed the Council will require it to preserve the setting of the building and character of the surrounding area; trees or other features that make a contribution to the character of the area, and provide impermeable surfaces and soft landscaping to offset any visual impacts and increase in surface water run-off.

Policy DP22 requires new housing to meet Code for Sustainable Homes Level 4 by 2013 and Level 6 by 2016.

Policy DP23 requires developments to reduce the risk of flooding by limiting the amount and rate of run-off of surface water using sustainable urban drainage methods and incorporating water efficient features (amongst other things).

Policy DP24 states that all developments will be required to be of the highest standard of design and will expect developments to consider (inter alia):

- character, setting, context and the form and scale of neighbouring buildings;
- the quality of materials to be used;
- the provision of visually interesting frontages at street level;
- the appropriate location of building services equipment;
- existing natural features, such as topography and trees;
- the provision of appropriate hard and soft landscaping;
- the provision of appropriate amenity space;
- accessibility.

Policy DP25 states that in order to maintain the character of Camden's conservation areas, the Council will:

- take account of conservation area statements when assessing applications in conservation areas;
- only permit developments in conservation areas that preserve and enhance the character and appearance of the area;
- seek to preserve trees and garden spaces which contribute to the character of the conservation area and which provide a setting to Camden's architectural heritage.

In terms of listed buildings it goes on to state that the Council will preserve or enhance the

borough's listed buildings by:

- preventing the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;
- not permit development that would cause harm to the setting of a listed building.

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. The factors they will consider include:

- visual privacy;
- overshadowing and outlook;
- sunlight, daylight and artificial light levels;
- noise and vibration;
- odour, fumes and dust;
- microclimate;
- attenuation.

The policy goes on to say that the Council will also require developments to provide:

- an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;
- Facilities for the storage of refuse and recycling;
- Facilities for bicycle storage; outdoor private space.

Policy DP27 relates to basements and light wells and states that in determining proposals for basement and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate.

The Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. They will require developers to demonstrate by methodologies appropriate to the site that schemes:

- a) maintain the structural stability of the building and neighbouring properties;
- b) avoid adversely affecting drainage and run-off or causing other damage to the water environment;
- c) avoid cumulative impacts upon structural stability or the water environment in the local area; and we will consider whether schemes:
- d) harm the amenity of neighbours;
- e) lead to the loss of open space or trees of townscape or amenity value;
- f) provide satisfactory landscaping, including adequate soil depth;
- g) harm the appearance or setting of the property or the established character of the surrounding area; and
- h) protect important archaeological remains.

The Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding.

In determining applications for light wells, the Council will consider whether:

- i) the architectural character of the building is protected;
- j) the character and appearance of the surrounding area is harmed; and
- k) the development results in the loss of more than 50% of the front garden or amenity area.

Camden Planning Guidance

This document provides more detailed guidance and advice which support the abovementioned policies.

Belsize Conservation Area Statement

The Belsize Park Conservation Area Statement states that Belsize Park is an area of large scale, imposing semi-detached Victorian Villas of distinct yet uniform appearance. They show elaborate and consistent architectural detail and within the designated boundary there is little to detract from the unity of appearance. Belsize Village is also an area of considerable charm, the particular character of the village being one of the main justifications for designation.

It goes on to say that the character of Belsize is largely derived from mid-19th century Italianate villas. Within the Conservation Area there are, however, a number of distinct areas of varying character and appearance. These differences are caused by a combination of the following: land use, the density of development, the scale and style of buildings, their construction materials, the period of development, local topography and the predominance of gardens and trees. The Conservation Area Statement divides the area into six sub areas. In most cases the sub areas have a distinct, broadly uniform character, although there are pockets of development that depart from the general character.

The appraisal site is located in sub area 1, Belsize Park (which includes Belsize Avenue, Belsize Park, Belsize Square, Belsize Park Gardens, Belsize Grove, Buckland Crescent, Lancaster Drive and the northern end of Lancaster Grove).

Belsize Park is a distinct and substantial area of mid-19th century villa development that has strong consistency in the heights of its buildings, which are mostly three storeys with lower ground and sometimes an attic level, their relationship to the streets with front gardens set behind boundary walls, and their Italianate styling. Within this area there are three areas of separate character, of which the appraisal site is located in the 'Belsize Park/ Belsize Park Gardens/ Buckland Crescent/ Belsize Grove' character area. This describes the area as follows:

Belsize Park, Belsize Park Gardens, Buckland Crescent and Belsize Square represent the core area of the Belsize Park development undertaken by developer Daniel Tidey on the site of Belsize House in the mid-1850's. The streets are predominantly residential, characterised by the repeated forms of the stucco villas, whose design gives a strong identity and unity of appearance to the area. In Belsize Park, Belsize Park Gardens, Belsize Grove, Buckland Crescent and Belsize Square the predominant type is the paired villa. The villas are symmetrical about their slab chimney stacks, have hipped, slate roofs with overhanging eaves which are supported on brackets, the elevations have large rusticated quoins, recessed sash windows diminishing in size on successive upper floors with classically detailed surrounds, canted three-light bays on the ground floor and steps up to porticoes. Other distinguishing features of Tidey villas are their curved glass bay windows at the rear and front doors with two panels, characteristically of etched glass with rounded heads (apart from Buckland Crescent, south side).

The closely spaced villas maintain a continuous building line and their repeated forms with narrow gaps between give a uniform rhythm to the streets and provide important, glimpsed views. Belsize Park Gardens is a long, straight and consistent street to its junction with Lambolle Place where the slight bend in its alignment reflects the later development of the southern part of the street. The impact of the continuous line of villa development on the street is significantly softened by mature trees and vegetation in the front gardens. This filtering effect on the views from the street is also notable along Belsize Park.....

St Peter's Church (listed Grade II) provides a landmark in Belsize Park and Belsize Square. It is also visible from other roads in the Conservation Area, such as Crossfield Road. The mature trees within its curtilage are important elements in the street providing a green focus at the bend in the road. Within Belsize Square, there is comparatively little vegetation within front gardens giving a more formal character, particularly at the south-eastern end. The boundary fencing to the rear of the synagogue, prominent garages and scout hut are not in keeping with the established character and the latter are identified as an opportunity site. The scale and proportions of the 1960's vicarage and the extension to the synagogue are not in keeping with other buildings within the street. Forming the southeastern edge of the square is a notable group of detached brick villas (Nos. 2-12 Lancaster Drive) with stucco ornamentation which are of a different style to the surrounding development. These are seen together with two identical properties (Nos. 2 & 4 Lambolle Road) and are the same as the group at Nos. 21-35 Lancaster Grove. The south-western side of the square has a largely unaltered roofscape.

Significantly, there are views along the rear elevations of properties from adjoining streets in a number of locations. For instance the view from Belsize Park Gardens to the rear of Nos. 9-17 Belsize Park and Belsize Square. Rear extensions and dormers are prominent from such locations. Changes in the alignment of the road along Buckland Crescent and Belsize Park provide enclosure to the street and enable longer views of the frontages. There are a number of locations in Buckland Crescent where front gardens and boundary walls have been removed and replaced with forecourt parking.

The Character Statement goes on to offer the following comments with respect to new development in the Conservation Area;

New development within the Belsize Conservation Area over recent decades has involved the infilling of gaps within frontages and the replacement of existing development. Where new development does not preserve or enhance the character and appearance of the Conservation Area it is generally due to one of the following:

- *Inappropriate materials*
- *Inappropriate scale/bulk/height/massing*
- *Inappropriate relationship to street and neighbouring properties*
- *Impact on privacy of neighbouring properties*
- *Alterations and extensions to existing buildings*

The Character Statement concludes by providing specific guidelines in respect of new development, covering the following issues of relevance to this proposal:

- Basements
- Demolition
- Front Garden and boundaries;
- Listed Buildings
- Materials and maintenance
- New development (see extract below)
- Trees and landscaping;

BE19 New development should be seen as an opportunity to enhance the Conservation Area. All development should respect existing features such as building lines, roof lines, elevational design, and, where appropriate, architectural characteristics, detailing, profile and materials of adjoining buildings. Proposals should be guided by the UDP in terms of the appropriate uses and other matters such as density and parking standards. BE20 The Belsize Conservation Area has a variety of building types, ages and styles. Modern development has not always taken account of the area's history and its context. Development which is overtly modern will not be resisted provided it respects the layout, height and scale of existing development within the Conservation Area.