

# Location Plan 26 Belsize Grove



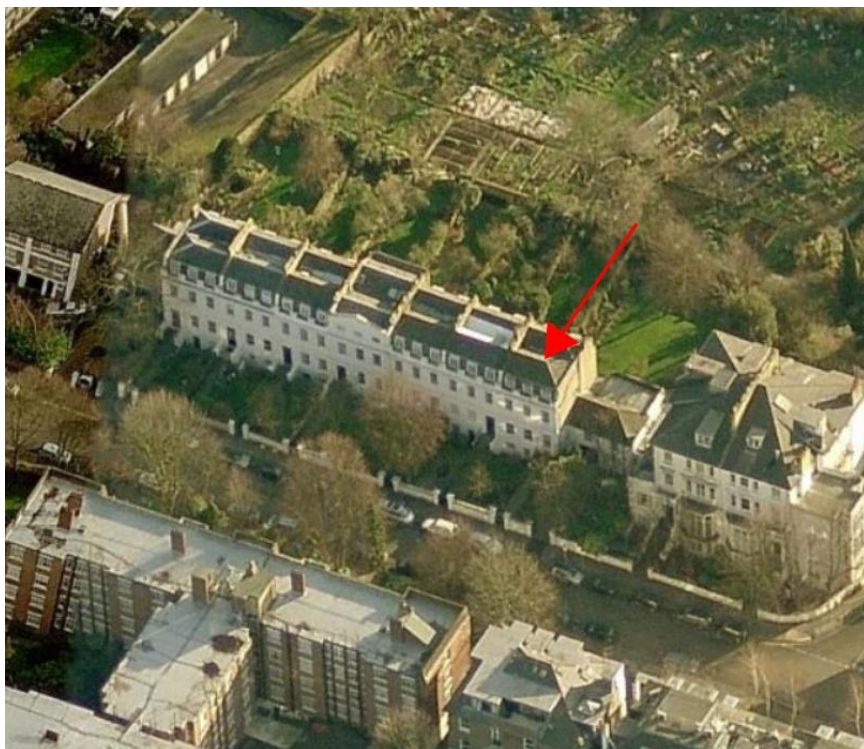
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Photograph 1



Aerial photo of site

Photograph 2



Aerial Front

Photograph 3



View of rear elevation

Photograph 3



View from No 28 Belsize Grove

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>	
				24/06/2016	
<b>Officer</b>			<b>Application Number(s)</b>		
Shane O'Donnell			2015/5480/P 2015/6471/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
26 Belsize Grove London NW3 4TR			Please see 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>					
<p>(i) Erection of single-storey lower ground floor extension, alterations to the rear ground floor level balcony, and reinstatement of original style timber door and timber windows to ground floor front facade.</p> <p>(ii) Erection of single-storey lower ground floor extension following partial demolition of lower ground facade, alterations to the rear ground floor level balcony, installation of interconnecting doors between rooms at ground floor level, removal of lift, reinstatement of original staircase to first and second floor levels, alterations to the layout at first and second floor, and reinstatement of original style timber door and timber windows to ground floor front facade.</p>					
<b>Recommendation(s):</b>		(i) Grant Planning Permission (ii) Grant Listed Building Consent			
<b>Application Type:</b>		Full Planning Permission Listed Building Consent			

Conditions or Reasons for Refusal:	<b>Refer to Draft Decision Notice</b>					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>15</b>	No. of responses	<b>03</b>	No. of objections	<b>03</b>
			No. Electronic	<b>00</b>		
Summary of consultation responses:	<p>The owners/occupiers of neighbouring properties 28 Belsize Grove, 26A Belsize Grove, have objected to the original proposals for the following reasons:</p> <ul style="list-style-type: none"> <li>- The roof should not extend above the line under the existing canopy.</li> </ul> <p><i>(Officer's Response: Please see paragraph 3.1 to 3.6 below)</i></p> <ul style="list-style-type: none"> <li>- The proposed skylights may have a negative impact on neighbouring amenity.</li> </ul> <p><i>(Officer's Response: The design of the rear extension has been significantly revised)</i></p> <ul style="list-style-type: none"> <li>- The proposed timber decking would not be appropriate in this setting.</li> </ul> <p><i>(Officer's Response: The design of the rear extension has been significantly revised)</i></p> <ul style="list-style-type: none"> <li>- There should be a clear division between the side walls of the proposed extension and the boundary walls.</li> </ul> <p>-</p> <p><i>(Officer's Response: Please see paragraph 3.1 to 3.6 below)</i></p> <ul style="list-style-type: none"> <li>- The proposed development is an opportunity to reroute existing pipework.</li> </ul> <p><i>(Officer's Response: Agreements of reciprocal works between adjoining neighbours is a civil matter)</i></p> <ul style="list-style-type: none"> <li>- The proposed extension would create a sense of enclosure and adversely affect the daylight and outlook for neighbouring properties.</li> </ul> <p><i>(Officer's Response: Please see paragraph 4.1 to 4.3 below)</i></p> <ul style="list-style-type: none"> <li>- The depth and size of the proposed extension would be out of keeping with a listed building and would set a precedence along the terrace</li> </ul> <p><i>(Officer's Response: Please see paragraph 3.1 to 3.6 below)</i></p> <ul style="list-style-type: none"> <li>- The lips of the proposed roof are poor design.</li> </ul> <p><i>(Officer's Response: The design of the rear extension has been significantly revised)</i></p> <ul style="list-style-type: none"> <li>- The proposed development will cause harm to the listed building</li> </ul> <p>-</p> <p><i>(Officer's Response: Please see paragraph 3.1 to 3.6 below)</i></p> <ul style="list-style-type: none"> <li>- The proposed development in terms of scale, form and detailing is not secondary to the existing dwelling</li> </ul> <p><i>(Officer's Response: Please see paragraph 3.1 to 3.6 below)</i></p>					

	<ul style="list-style-type: none"> <li>- Concerns that the proposed flat roof will be use as a roof terrace. <i>(Officer's Response: Please see paragraph 4.3 below)</i></li> <li>- The proposed design does not preserve the original design of the building. <i>(Officer's Response: Please see paragraph 3.1 to 3.6 below)</i></li> </ul>
<p><b>Belsize CAAC</b></p>	<p><u>Objection to the Original Proposal:</u></p> <p>On the grounds of:</p> <ul style="list-style-type: none"> <li>-The impact on the large rear window with canopy and balustrade</li> <li>-the design of the proposed extension is not in keeping with a house of this character</li> </ul> <p><u>Objection to the Revised Proposal:</u></p> <p>On the grounds of:</p> <p>Upholding previous objection while adding that this building is one of the finest in the conservation area.</p>

## Site Description

The application building is a grade II listed end of terrace house, in use as a single-family dwelling, in the Belsize Conservation Area. It forms part of a symmetrical terrace of 7 stucco-fronted houses dating from c.1825-6.

## Relevant History

### Application Site:

None Relevant

### Surrounding Development

No. 26A Belsize Grove- 2005/4792/P - The erection of a single storey "Dining Pavilion" at the rear of the dwelling house at garden level.

Decision Granted: 09/01/2006

No. 30 Belsize Grove- 2009/1128/P- Erection of single-storey rear basement level extension (following demolition of existing single-storey rear basement level extension), alterations to rear ground floor level balcony and stairs to garden, installation of lead canopy over rear ground floor french doors, replacement of UPVC windows with timber at front and rear second floor level all in connection with existing single-family dwellinghouse.

Decision: Granted 06/07/2009

No. 34 Belsize Grove- 2010/0023/P- Additions and alterations including the erection of single storey rear extension with access stair from garden level to terrace, alterations to the rear façade at basement and ground floor levels, reinstatement of balustrade and gate pier caps to front boundary wall, reinstatement of balustrade around front lightwell and replacement of staircase in front lightwell to Grade II listed dwelling house.

Decision: Granted 23/03/2010

## Relevant policies

### National Planning Policy Framework 2012

National Planning Practice Guidance

### London Plan 2016

### Camden LDF Core Strategy 2010

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

CS6 - Providing quality homes

CS9 – Achieving a successful Central London

CS14 – Promoting high quality places and conserving our heritage

### Camden Development Policies 2010

DP24 - Securing High Quality Design

DP25 – Conserving Camden's Heritage

DP26 - Managing the impact of development on occupiers and neighbours

### Camden Planning Guidance

CPG1 – Design (July 2015)

CPG 6 – Amenity (September 2011)

### Belsize Conservation Area Statement 2003

## Assessment

**1.0 Proposal** The following alterations and extensions are proposed:

- Erection of rear lower ground floor glazed extension with brick walls. The proposed extension would have a full width of 7.5 metres, a depth of 3.5 metres, and a flat roof height of 3 metres from the finished floor level of No. 26.
- Removal of lift, reinstatement of original staircase to first and second floor levels
- Internal alterations including installation of interconnecting doors between rooms at upper ground floor level, creation of internal openings at lower ground floor level, and alterations to the layout at first and second floor level.
- To the front of the dwelling, new timber sash windows and new timber glazer door to match original neighbouring properties and installation of tiling to the front steps in traditional style.

During the course of the application, it has been revised to retain more original fabric in the opening to the extension, reduce the depth of the extension from 4m to 3.5m, lower the edge of the extension so as not to obscure the balcony, and simplify the design of the doors.

## **2.0 Considerations:**

The principal considerations material to the determination of this application are summarised as follows:

- Design and Impact on Listed Building.
- Neighbouring Amenity.

## **3.0 Design and Impact on Listed Building.**

3.1 Paragraph 132 of the National Planning Policy Framework (NPPF) indicates that when considering the impact of a proposed development upon the significance of a designated heritage asset, great weight should be given to the asset's conservation. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Harm can be justified on the grounds of public benefits that outweigh the harm, taking account of the greater weight to be given to the heritage asset's conservation (paragraphs 133 and 134)

3.2 The installation of the lift has caused significant changes to the traditional layout of the dwelling on the ground, first, and second floor levels. The route of the staircase and the layout of the existing bedrooms, especially at second floor level, have been altered. The removal of the lift presents an opportunity to reinstall the staircase in its original location having a corollary effect of restoring the proportions of the rooms on first and second floor level closer to its traditional form. The proposed replacement sash windows, timber framed door, and replacement tiling are also considered welcome additions to the character of the listed building. In summary, the alterations to the front of the dwelling and at upper ground floor, first floor, and second floor level are seen as benefitting the existing character of the dwelling and would not represent harm to the setting of the listed building.

3.3 At lower ground floor level, the alterations would largely maintain the existing traditional layout. The separating wall between the living room and utility room will be removed but the spine wall between the existing kitchen and living room would be maintained with the creation of a double door opening. It was proposed to remove the stud wall on the other side of the utility room between the store and shower room, but conservation officers object to this, and a condition will require its retention. Existing joinery will be maintained elsewhere throughout the lower ground floor where possible.

3.4 An opening in the original rear wall will be created in order to link to the proposed 3.5 metre rear extension to the main dwelling. The proposal has been revised so that more original fabric will be retained and the depth of the extension reduced by 500mm. The proposed rear extension would match the depth of existing rear extensions along the adjoining terrace at No.30 and No. 34 Belsize Grove. The proposed lightweight glass frame would sit below the existing ground floor rear window balcony and canopy roof in a similar fashion to



existing rear extensions along the terrace at No. 30 and No. 34 Belsize Grove. The proposed rear extension's combination of brick and glass would create a lightweight addition at a depth and height that is subservient to the existing dwellinghouse.

3.5 In summary, the proposed alterations at ground, first, and second floor level would represent a planning gain in removing the lift and largely restoring the original layout and room proportions. The rear extension and alterations at lower ground floor level would largely maintain the existing and maintain the existing joinery where possible. The rear extension is lightweight and consistent with the bulk and mass extensions along the adjoining terrace. It is therefore considered that any minor harm resulting from the loss of original fabric in creating the opening to the extension would be less than substantial and would be outweighed by the improvements to the interior and exterior of the building, in accordance with pa 134 of the NPPF. As such, overall the proposals would not represent harm to the listed building or to the character of the surrounding area.

3.6 Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. Considerable importance and weight has also been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

#### **4.0 Neighbouring Amenity.**

4.1 Council LDF Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of the development is fully considered. Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents

4.2 The proposed rear extension would have a depth of 3.5 metres at a maximum height of 3 metres from the finished floor level of No. 26. However from the perspective of No. 26A and No. 28, the relative height of the extension would be less given the slight change in levels. The proposed extension would run along the shared boundary with No. 26A Belsize Grove and would be 0.8 metres higher than the existing brick boundary wall. There is also an existing boundary wall on the shared boundary with No. 28 Belsize Grove.

4.3 Given the lower ground floor level of the proposed extension and its depth, it is considered that the proposed extension would not have a detrimental impact on the light, outlook or privacy of neighbouring occupiers. A condition will be attached to any approval to ensure that the proposed flat roof is not used a roof terrace without the express consent of the local authority.

#### **5.0 Recommendation**

- 5.1 1) Grant Planning Permission
- 2) Grant Listed Building Consent

#### **DISCLAIMER**

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 11<sup>th</sup> July 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Mr Joel Seadon  
McLaren Excell  
The Plaza - Unit 3.07, 535 King's  
Road Chelsea London SW10 0SZ  
United Kingdom

Application Ref: **2015/5480/P**  
Please ask for: **Shane O'Donnell**  
Telephone: 020 7974 **2944**

7 July 2016

**DRAFT**

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**26 Belsize Grove**  
**London**  
**NW3 4TR**

**DECISION**

#### Proposal:

Erection of single-storey lower ground floor extension, alterations to the rear ground floor level balcony, and reinstatement of original style timber door and timber windows to ground floor front facade.

Drawing Nos: 078\_300 PL2, 078\_301 PL2, 078\_302 PL2, 078\_303 PL1, 078\_304 PL1, 078\_305 PL3, 078\_311 PL2, 078\_312 PL2, 078\_313 PL2, 078\_314 PL3 (Section DD) 078\_314 PL3 (Demolition Plan), 078\_200 PL2, 078\_201 PL2, 078\_202 PL2, 078\_203 PL2, 078\_204 PL2, 078\_211 PL2, 078\_212 PL2, 078\_213 PL2, 078\_314 PL3, Design and Access Statement, Historic Building Report dated September 2015 produced by Donald Insall Associates

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.

Executive Director Supporting Communities



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: 078\_300 PL2, 078\_301 PL2, 078\_302 PL2, 078\_303 PL1, 078\_304 PL1, 078\_305 PL3, 078\_311 PL2, 078\_312 PL2, 078\_313 PL2, 078\_314 PL2, 078\_200 PL2, 078\_201 PL2, 078\_202 PL2, 078\_203 PL2, 078\_204 PL2, 078\_211 PL2, 078\_212 PL2, 078\_213 PL2, 078\_314 PL3 (Section DD); 078\_314 PL3 (Demolition Plan), Design and Access Statement, Historic Building Report dated September 2015 produced by Donald Insall Associates

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

- 4 No part of the flat roof of the single storey rear extension hereby created shall be used as a roof terrace without the express consent of the planning authority, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) 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.

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

Executive Director Supporting Communities

**DRAFT**

**DECISION**

McLaren Excell  
The Plaza - Unit 3.07, 535 King's  
Road Chelsea  
London  
SW10 0SZ

Application Ref: **2015/6471/L**  
Please ask for: **Shane O'Donnell**  
Telephone: 020 7974 **2944**

7 July 2016

**DRAFT**

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**26 Belsize Grove**  
**London**  
**NW3 4TR**

**DECISION**

#### Proposal:

Erection of single-storey lower ground floor extension following partial demolition of lower ground facade, alterations to the rear ground floor level balcony, installation of interconnecting doors between rooms at ground floor level, removal of lift, reinstatement of original staircase to first and second floor levels, alterations to the layout at first and second floor, and reinstatement of original style timber door and timber windows to ground floor front facade.

Drawing Nos: 078\_300 PL2, 078\_301 PL2, 078\_302 PL2, 078\_303 PL2, 078\_304 PL2, 078\_305 PL3, 078\_311 PL2, 078\_312 PL2, 078\_313 PL2, 078\_314 PL3 (Section DD), 078\_314 PL£ (Demolition Plan), 078\_200 PL2, 078\_201 PL2, 078\_202 PL2, 078\_203 PL2, 078\_204 PL2, 078\_205 PL2, 078\_211 PL2, 078\_212 PL2, 078\_213 PL2, Design and Access Statement, Historic Building Report dated September 2015 produced by Donald Insall Associates.

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

Executive Director Supporting Communities



- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Notwithstanding the details shown on drawing No. 078\_201\_PL2, demolition of the stud wall and associated joinery between the lower ground rear room and the shower and larder(locations LG6 and LG7) is not hereby granted.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 All joinery removed during the course of the works to be retained on site and reused within this scheme unless agreed in writing with the local planning authority.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Full details of all new joinery to include stairs, doors and associated architraving, windows, skirting etc with typical sections at 1:1 to be submitted to and approved in writing by the council as local planning authority before the relevant part of the work is begun.

Reason: In order to safeguard the special architectural and historic interest of the

building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Details to include typical sections at a minimum of 1:5 of the listed brickwork junction with the new glazed extension and to include the canopied balcony to be submitted to and approved in writing by the council as local planning authority before the relevant part of the work is begun.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Method statement or engineers report detailing the removal of the lower ground rear wall, floor level excavation, propping and protection to be submitted to and approved in writing by the council as local planning authority before the relevant part of the work is begun.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 9 Details of roof mounted Solar panels including fixings and cable runs to be submitted to and approved in writing by the council as local planning authority before the relevant part of the work is begun.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Executive Director Supporting Communities

**DRAFT**

**DECISION**