

Flat 4, 2 Belsize Lane NW3 5AB
Single Storey Rear Glazed Conservatory Extension.



PHOTOMONTAGES

Single Storey Rear Glazed Conservatory Extension.

Project: Flat 4, 2 Belsize Lane NW3 5AB

Project No: 0185

Date: 15/08/2016

This document was prepared by AA Drafting Solutions on behalf of our client Mr Vivek Khanna & Ms Maya Bhandari. The information contained within this document has been based on site visits, survey information, OS Maps & client supplied material.

Drawings within this document are not to scale and images are indicative only.

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Introduction

The contents of this photomontage document are presented by AA Drafting Solutions in support of the single storey rear conservatory. In accordance with the London Borough of Camden planning policy requirements.

The property is located within the Fitzjohns Netherhall conservation Area. The building is not listed. Flat 4, 2 Belsize Lane occupies two floors ground Floor and 1st floor in a six storey detached building. The rear garden is divided with the Lower ground Flat 5 and is accessed by a raised walkway to the rear of the garden. The rear area of the building is well screened from neighbouring properties.

Relatable Planning History & Local Precedents

2016/1409/P	Flat 5 Roslyn Heights 2 Belsize Lane London NW3 5AB	Replacement and enlargement of single storey rear extension to lower ground floor flat. Alterations to fenestrations as well as the landscaping of rear garden. The creation of a side access/entrance.	FINAL DECISION	18- 04- 2016	Granted
2006/5018/P	2 Daleham Gardens London NW3 5DA	Enlargement of the existing basement, including provision of basement rooflights to the front elevation to provide additional habitable accommodation, plus erection of a glazed extension to the Belsize Lane elevation and a glass balustrade to the existing terrace at second floor level on the southern elevation as an amendment to planning permission dated 27/03/2006 (2006/0590/P) for erection of a single storey rear conservatory extension; alterations to the existing garage roof to create a new terrace area with associated balustrade; erection of two new cast iron gates to the existing pedestrian access' and one new cast iron gate to the existing vehicular access plus erection of railings to existing wall on the west elevation of the single-family dwellinghouse.	FINAL DECISION	19- 01- 2007	Granted

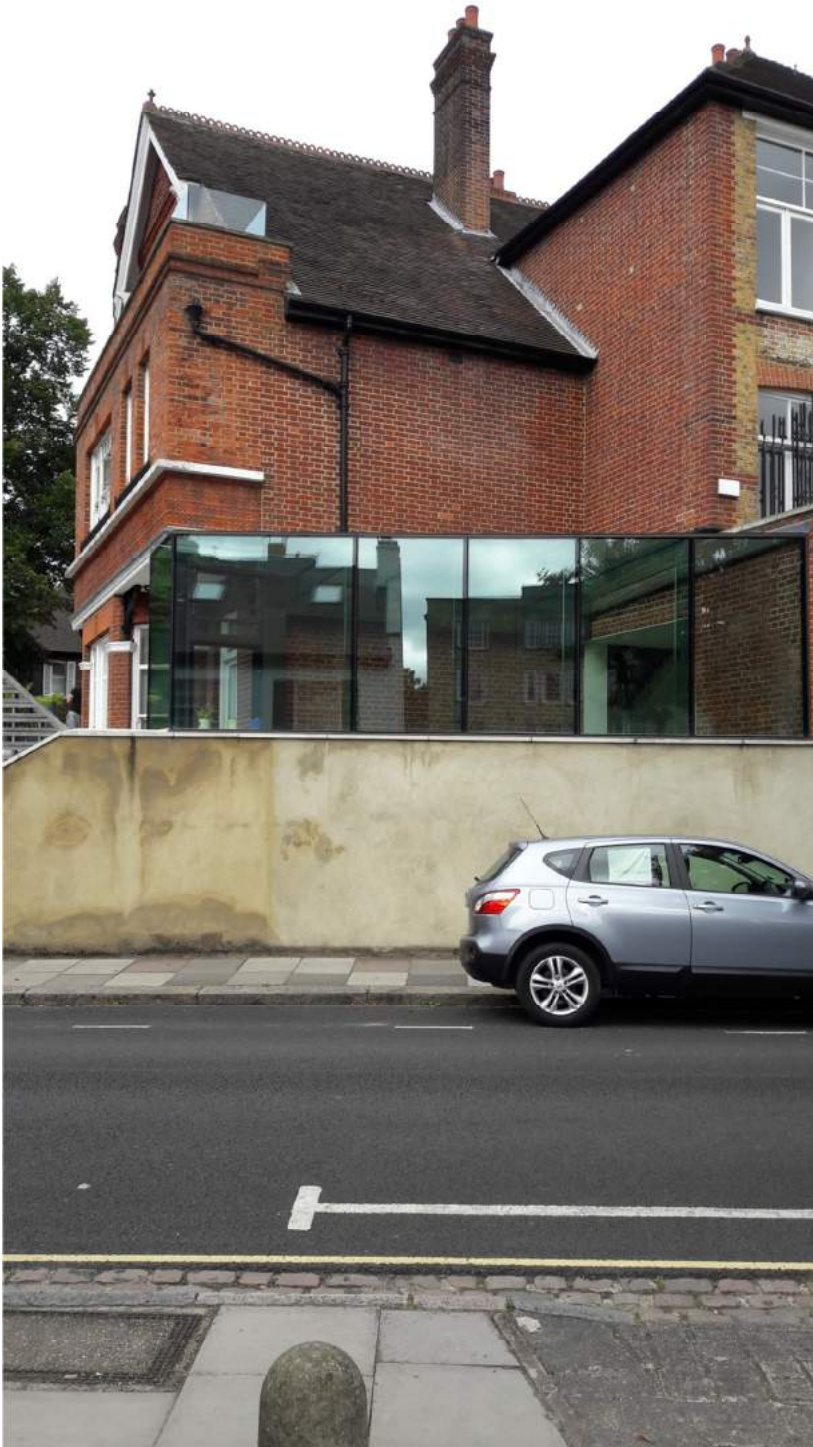
2 Daleham Gardens NW3

Images below show the large side infill glazed extension to 2 Daleham Gardens which is visible on Belsize Lane (See image below) along with the glazed flat roof and glazed roof terrace above. All can be seen from a street view (Belsize Lane) to the public within this conservation area.

Our application is of very similar design and materials with the added benefit of being hidden from the general public



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2014/3908/P	1 Belsize Lane London NW3 5AA	Details required by condition 3 (suitably qualified chartered engineer) to planning permission 2011/1731/P granted on 27/07/2011 for the alterations and extension including basement excavation under the footprint of the existing building and associated lightwells to front and rear, alterations to fenestration at rear, erection of two dormers and enlargement of existing dormer on rear roof slope and infill extension at rear first floor of dwelling house.	FINAL DECISION	23-06-2014	Granted
2014/1560/P	1 Belsize Lane London NW3 5AA	Installation of boundary wall, new openings on ground and first floors for new windows, alterations to fenestration on all elevations, and extension of existing garage to create garden shed.	FINAL DECISION	05-03-2014	Granted

1 Belsize Lane NW3

Images below show the large rear glazed extension to the rear of 1 Belsize Lane along with the glazed pitched roof and roof terrace. All can be seen from a street view to the public. Our application is of very similar design and materials with the added benefit of being hidden from the general public



← Street View

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Rear of 1 belsize lane.

2013/5810/P	249 Haverstock Hill London NW3 4PS	Erection of new single storey rear extension, following partial demolition of existing extension, replacement dormer windows to rear roofslope, erection of glass balustrading and raising height of side parapet in association with enlargement of first floor terrace, alterations to fenestration, replacement side boundary wall and installation of railings & gate to front and side boundaries to existing dwelling house	FINAL DECISION	18- 11- 2013	Granted
2013/2285/P	249 Haverstock Hill London NW3 4PS	Excavation to create basement level with 1x lightwell to the front and 2x lightwells to side elevation of single dwelling house (Class C3).	FINAL DECISION	03- 05- 2013	Granted Subject to a Section 106 Legal Agreement
2013/0968/P	249 Haverstock Hill London NW3 4PS	Excavation of single storey basement under footprint of existing dwellinghouse.	FINAL DECISION	19- 02- 2013	Granted

249 Haverstock Hill NW3

Image below show the large rear glazed extension to 249 Haverstock Hill which is visible on Belsize Lane (See image below) along with the glazed roof terrace. All can be seen from a street view (Belsize Lane) to the public. This property also contains a Lower ground Floor.

Our application is of very similar materials with the added benefit of being hidden from the general public

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Street View from Belsize Lane



2015/5120/P	20A Belsize Lane London NW3 5AB	Erection of rear roof extension, insertion of side & rear window, creation of a roof terrace, enlarge the front Balustrade/terrace & raise the Chimney height.	FINAL DECISION	14-10-2015	Granted
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20A Belsize Lane

Image below shows the large roof extension to 20a Belsize Lane which is visible from Belsize Lane from a street view to the public. This property also contains a Lower ground Floor. Our application contains similar glazed materials with the added benefit of being hidden from the general public

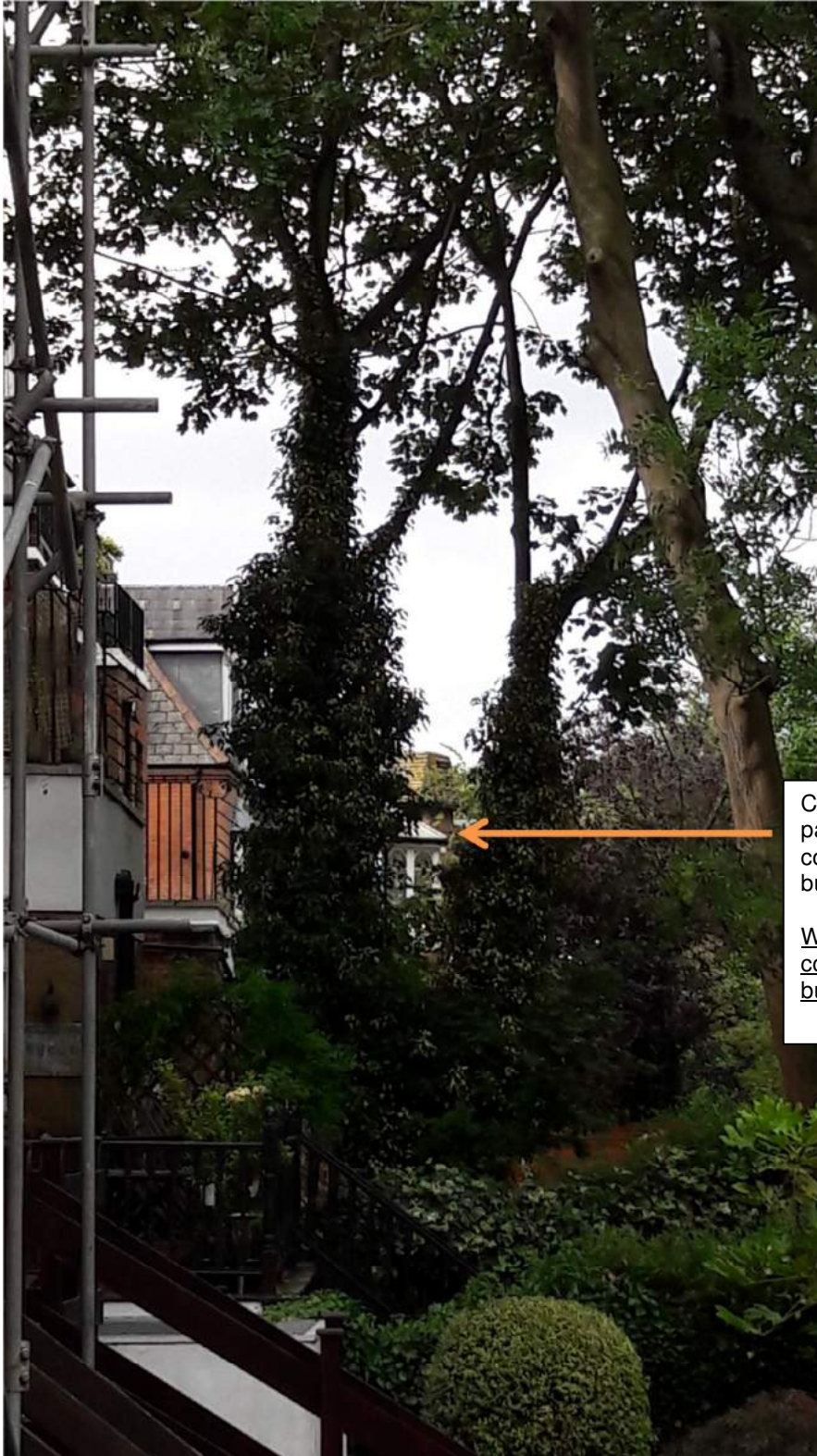


Roof terrace extension visible from Belsize Lane.



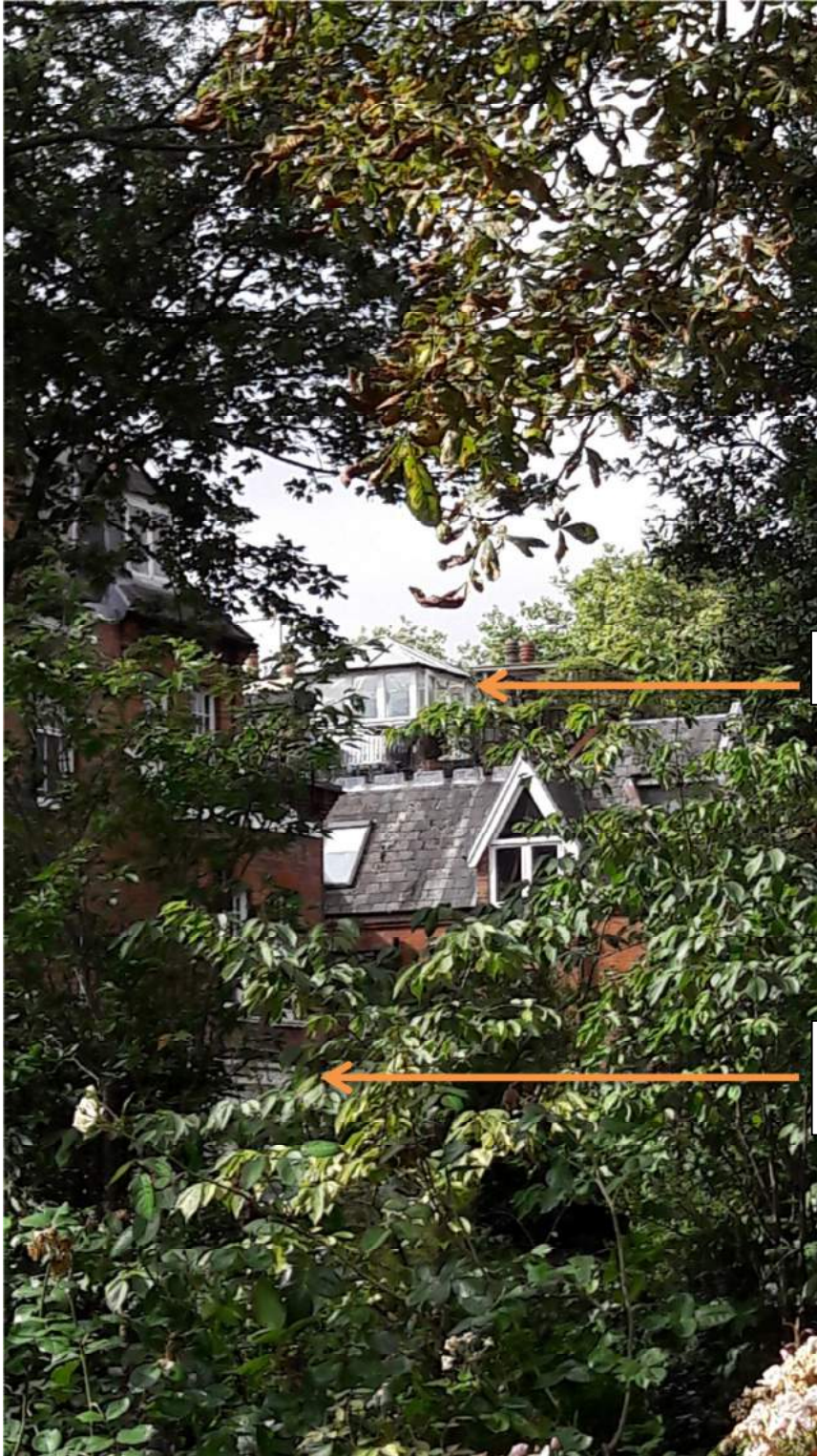
Further Relatable Planning History & Local Precedents

2014/5108/P	1 Village Close, Belsize Lane, London NW3 5AH	Erection of a single storey ground floor side extension, an infill rear extension, replacement and re-configuration of roof lights in existing rear extension and alterations to doors and windows.	FINAL DECISION	04-09-2014	Granted
2015/4914/P	Flat 1, 25 Daleham Gardens London NW3 5BY	Erection of single storey lower ground floor extension. Reinstatement of terrace railing to Flat 2 upper ground floor. Realignment of garden retaining wall to allow for new garden patio.	FINAL DECISION	15-09-2015	Granted
2005/3777/P	32A Daleham Gardens London NW3 5DE	Erection of a ground floor single storey conservatory to provide additional accommodation at the rear of existing single-family dwellinghouse.	FINAL DECISION	14-09-2005	Granted
2016/2089/P	87 Belsize Lane London London Camden NW3 5AU	Replace rear conservatory with new rear infill extension, replace rear rooflights with single new rear dormer and re-roofing of rear roof slopes, reinstate original store under front entrance steps and reinstate cast iron flower balcony to the ground floor front window.	FINAL DECISION	19-04-2016	Granted



Conservatory extension visible from the patio of Flat 4 2 Belsize Lane. This conservatory is on the 1st floor of the building.

We are proposing to have a conservatory on the ground floor of the building.



Roof terrace extension visible from the garden of Flat 4 2 Belsize Lane.

Conservatory extension visible from the garden of Flat 4 2 Belsize Lane. On the 1st floor of the building.



Conclusion

The proposal preserves the amenities of the occupiers of the neighboring properties as well as the character and appearance of the individual property, street scene and conservation area, and does not have a detrimental impact on the existing qualities.

The proposal aims to protect the character of this part of the Fitzjohns Netherhall Conservation Area and enhance the property for the applicant while being sympathetic to the existing structure and its surroundings similar to those extensions granted by the council above.