

2016/6223/P Flat B, 59 Belsize Park Gardens NW3 4JN



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Figure 1 – Rear Elevation of application site.



Figure 2 – Existing rear garden



Figure 3 – View of neighbouring extension

Delegated Report (Member Briefing)		Analysis sheet		Expiry Date:	06/01/2017
		N/A		Consultation Expiry Date:	15/12/2016
Officer Helaina Farthing			Application Number(s) 2016/6223/P		
Application Address Flat B 59 Belsize Park Gardens London NW3 4JN			Drawing Numbers See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s) Erection of single storey extension to the rear of the existing dwelling house (Class C3).					
Recommendation(s):		Grant Conditional Permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	01	No. of objections	01
Summary of consultation responses:	<p>A site notice was displayed from the 18/11/2016, expiring on the 09/12/2016 and a public notice was published in the Ham & High on the 24/11/2016</p> <p>No letters of objection have been received following the consultation period.</p>					
CAAC/Local groups* comments: Belsize CAAC	<p>The Belsize CAAC was notified and objected on the following grounds:</p> <p>CAAC Comments</p> <ol style="list-style-type: none"> 1. The semi-detached villa has already had many poorly designed alterations to all floors, in particular the roof; 2. The proposed addition to the plinth of the building further degrades the integrity of the architecture and its design is out of keeping with the house and does not enhance the Conservation Area. <p>Officer Comments</p> <ol style="list-style-type: none"> 1. See paragraph 2.4 and 2.5 of the assessment section of the report 					

Site Description

The site is a lower ground floor flat which occupies the rear of an attractive large semi-detached property. The flat is accessed from the site, and there is a separate flat to the front of the property, with further flats above. In addition to this storey the building comprises ground, first and second floor with a new addition to provide accommodation in the roof. The rear of the property has a large curved bay window at ground level. There is a good sized rear garden.

The property is not listed and falls within the Belsize Conservation Area, which derives its character largely from the nineteenth century Italianate villas.

Relevant History

2012/6685/P – Garden Flat Rear, 61 Belsize Park Gardens; *Erection of a single storey rear extension to existing residential flat (C3), installation of glazed window to side elevation, and replacement of existing windows.* Granted 13th February 2013.

2011/3475/P – Flat A, 27 Belsize Park Gardens; *Erection of single storey rear extension at garden level to flat.* Granted 12th September 2011.

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2015, with amendments since 2016 (sections 7.4 Local Character and 7.6 Architecture)

LDF Core Strategy and Development Policies 2010

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011

CPG1 Design (2015; Section 2, 3, 4 and 5)

CPG6 Amenity (2011; Section 2, 3, 4, 5, 6 and 9)

Belsize Conservation Area Statement (2002)

Assessment

1.0 Proposal

Original Proposal

1.1 Planning permission is sought for a;

- Single storey rear extension, approximately 4.5m in depth and 3m in height. The extension would be finished in yellow stock brick to match the existing;
- The proposed windows would be painted timber sliding sash and casement windows;
- The rear extension would ensure that 22m² of private amenity space would be retained.

2.0 Assessment

2.1 The main issues to be considered are;

- Design and impact on wider area;
- Neighbour amenity.
- Trees.

Design

2.2 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

2.3 CPG1 Design guidance recommends that alterations take into account the character and design of the property and surroundings, windows, doors and materials should complement the existing building, and rear extensions should be secondary to the main building.

2.4 The projection of the rear extension at a height of 3m and depth of 4m would not impact adversely on the host building or the wider conservation area. Taking into account the size and scale of the host building, the proposed extension is considered to be subservient. The proposal is consistent in terms of scale with the previous planning application approved in 2013 at no. 61 (ref: 2012/6685/P) for a similar scheme. The ground floor extension would be finished in materials to match the existing. Whilst the development would include modern glazing, these are not considered to adversely impact upon the character of the conservation area. Furthermore, the proposed extension would not project beyond the existing extension at no.61 and therefore would retain over 50 per cent of the existing garden space (approximately 22m²).

2.5 Consideration has been given to the relationship of the extension with the curved bay. However, in this instance given the positioning of the extension and separation from the bay window by approximately 0.5m, it is considered that extension would not harm the character of the host building. Furthermore it is noted that this design is similar to what has been approved on other properties along the terrace.

Amenity

2.6 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore 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. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree" and that the Council will "aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers."

2.7 The proposed rear extension is not considered to adversely impact on the amenity of the adjoining property. The height of the extension at 3m is of similar height to the extension on the adjoining property at no.61. Given the positioning of the extension, the extension would be offset approximately 5m from the boundary with no. 57. It is therefore considered there would be negligible harm to the amenity of any adjoining residential occupiers in terms of the loss of sunlight and outlook, privacy or added sense of enclosure.

3.0 Trees

3.1 The Council considers that subject to conditions that the impact on protected trees is considered acceptable.

4.0 Recommendation

4.1 The proposed development is considered acceptable in terms of its design and impact on the conservation area and any impact on the residential amenity of neighbouring occupiers are considered to be an acceptable level. The development is deemed consistent with the objectives and policies identified above. It is recommended planning permission be granted.

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 the 30th of January 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 and search for 'Members Briefing'.



Mr David Mercer
DVM Architects Ltd
4A Murray Street
London
NW1 9RE

Application Ref: **2016/6223/P**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 **3303**

25 January 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat B
59 Belsize Park Gardens
London
NW3 4JN

DECISION

Proposal:

Erection of single storey extension to the rear of the existing dwelling house (Class C3).

Drawing Nos: 1919-01; 1919-02; 1919-03; 1919-04; 1919-05; 1919-06; 1919-07; 1919-08; 1919-09; 1919-10; 1919-11; 33294-3-01; 33294-3-02; Design and Access Statement prepared by DVM Architects dated 10/11/2016; Mr A Gavin dated the 16/10/2016; Arboricultural Method Statement prepared by Mr A Gavin dated 21/10/2016; BS 5837: 2012 Tree Survey prepared by A Gavin dated 05/10/2016.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and

Executive Director Supporting Communities



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 1919-01; 1919-02; 1919-03; 1919-04; 1919-05; 1919-06; 1919-07; 1919-08; 1919-09; 1919-10; 1919-11; 33294-3-01; 33294-3-02; Design and Access Statement prepared by DVM Architects dated 10/11/2016; Mr A Gavin dated the 16/10/2016; Arboricultural Method Statement prepared by Mr A Gavin dated 21/10/2016; BS 5837: 2012 Tree Survey prepared by A Gavin dated 05/10/2016.

Reason:

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

- 4 Prior to the commencement of the development, details of all proposed pruning in order to facilitate the development shall be submitted to and approved in writing by the Local Planning Authority. The approved tree pruning works shall be carried out in accordance with BS399:2010.

Reason: To ensure the preservation of the amenity value and health of the tree(s) to be in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 5 Prior to the commencement of any works on site, tree protection measures shall be installed in accordance with approved drawings and evidence of this shall be submitted to the council. The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

Reason: To ensure that Tree protection measures are carried out to a reasonable standard such that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy

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

DECISION