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19d Belsize Park Gardens
London, NW3-4JG

Planning Inspectorate
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Wednesday 25th January 2017

REFUSAL OF RESIDENTIAL PLANNING PERMISSION – APPEAL

Dear Officer of the Planning Inspectorate,

I recently submitted an application to Camden Council seeking planning permission to build a side facing dormer on the roof of my top-floor maisonette flat on Belsize Park Gardens.

The aim was to accommodate not only the needs of my growing family, but to avoid having to leave the area which has become my home and for which my wife and I have developed strong feelings of community and belonging. A further factor is of course, the well-documented phenomenon whereby housing prices have risen extraordinarily fast, as have other costs of relocating (e.g., the recent rise in Stamp Duty Land Tax). As the potential costs of relocating become overwhelming I have sought to make the most of my existing flat.

I expected a careful review by Camden Council given the flat is in a conservation zone, but as the existing streetscape is dominated by side dormers, I had assumed this large number of precedents, as well as the careful design to ensure consistency with the existing dormers and current planning guidelines, would ensure permission would be granted. We were surprised and disappointed then, to be denied planning permission on 15th November 2016.

I hope that the Statement of Case and Appendices that follow provide a clear explanation of why we feel the decision to deny planning permission was incorrectly made.

If there is any further information I can provide to assist you in your review of this matter please do not hesitate to contact me.

Yours sincerely,

Nicholas Durack
(Appellant)

Submission to the Planning Inspectorate

Statement of Case due to the refusal of planning permission in accordance with
Section 78(1) of the Town and Country Planning Act 1990

Local Planning Authority: London Borough of Camden Council

Application No. 2016/5209/P

**Statement of Case to the Planning Inspectorate for the erection of a side dormer to an
existing loft conversion at Flat D, 19 Belsize Park Gardens, London NW3 4JG**

STATEMENT OF CASE

On behalf of Mr N. Durack

February 2017



Your one stop planning service

STATEMENT OF CASE

Statement of Case to the Planning Inspectorate for the erection of a side dormer to an existing loft conversion at Flat D, 19, Belsize Park Gardens, London NW3 4JG.

On behalf of Mr N. Durack

February 2017

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CONTENTS

Item	Description
1.0	Introduction
2.0	Statement of Case
3.0	Conditions of Planning

APPENDIX

- A. Information from appellant on existing side and front dormers on Belsize Park Gardens
- B. Summary of all roof alteration applications on Belsize Park Gardens since the inception of the current Conservation Area Statement
- C. Photographic Survey

1.0 INTRODUCTION

- 1.1 This Statement of Case has been prepared for the attention of the Planning Inspectorate in accordance with Section 78(1) of the Town and Country Planning Act 1990 on behalf of the appellant, Mr N. Durack.
- 1.2 This statement provides a statement of case against the refusal of planning permission issued by the London Borough of Camden Council on 15th November 2016 in accordance with the Town and Country Planning Act 1990 and the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 1.3 The application proposes the erection of a side dormer to an existing loft conversion relating to Flat D of 19, Belsize Park Gardens, London NW3 4JG.
- 1.4 This statement provides a clear explanation of the statement of case and directly responds to the reason for refusal issued by the London Borough of Camden Council within their Decision Notice.
- 1.5 This application has been made with the intention of appealing via written representations and refers to documentations throughout that formed part of the application submission and is noted in the appeal submission documentation list.

2.0 STATEMENT OF CASE

2.1 Reason for Refusal

The London Borough of Camden Council refused the application for a single reason, which is contested by the appellant and as such this statement of case against the reason for refusal is outlined throughout this chapter.

2.2 The appellant's case is as follows:

- The development brings forward high quality architectural design that respects and contributes to the character of the streetscene;
- The development proposed is consistent with the existing street scape of Belsize Park Gardens;
- The extension has taken into consideration its potential impact on the streetscene and the surrounding area and delivers a respectful and sensitively scaled development;
- The extension allows for improvements to a family home;
- The development does not offer any detrimental impact of significance on any receptors in proximity to the site;
- The scale, bulk, siting and design of the proposal is consistent with neighbouring buildings from all relevant vistas (to the north, east and west);
- It is common ground that there is no loss to neighbouring amenity;
- The proposal is consistent with numerous new dormer extensions and expansions approved since the Conservation Area Statement was adopted;
- The proposal is clearly in accordance with the requirements of the Development Plan; and
- The proposal meets the three mutually independent roles of the NPPF with regards to Paragraph 7.

2.3 Reason for Refusal

“The proposed side dormer, by reason of its scale, bulk, siting and design would be detrimental to the character and appearance of the host building and the Conservation Area contrary to Policy CS14 (Promoting High Quality Places And Conserving Heritage) of the London Borough of Camden Local Development Framework Core Strategy and Policies DP24 (Securing High Quality Design), DP25 (Conserving Camden’s Heritage) and DP26 (Managing the Impact of Development on Occupiers and Neighbours) of the London Borough of Camden Local Development Framework Development Policies.”

2.4 It is the appellant’s case that the proposal is proportionate, sensitive to, and of a standard so as to contribute to the existing and consistent street scape and scale of Belsize Park Gardens.

2.5 With reference to the refusal report; at paragraphs 3.7, 3.8, and 3.9 Camden Council raise the issue of the conservation zone and the conservation Area Statement, noting the importance of the Area Statement (which was published in April 2003). They note in paragraph 3.9 the “adverse impact that overly large, inappropriately proportioned dormers can have on the character and appearance of the Belsize Conservation Area, with some existing dormers being included in the ‘Negative Features’ lists”. Belsize Park Gardens exists within “Sub Area One” in the Area Statement, and on page 16 there is a list of negative features for “Sub Area One”, however, not a single feature is listed for Belsize Park Gardens, all the negative features are on other streets. Clearly the existing streetscape on Belsize Park Gardens, dormers and all, are not considered “negative features” by the authors of the currently in force Area Statement.

- 2.6 At Appendix A is a summary of all comparable buildings, 83 in total, which demonstrates that along the roofline of the south side of the street 98% of buildings have prominent front dormers/balconies and 73% have side dormers. The north side of the street has a similar proportion. As such the existing baseline on the street is demonstrably one where side dormers are a standard feature.
- 2.7 It is considered by the Council that whilst there is an acceptance that side dormer extensions can be identified throughout Belsize Park Gardens (with particular attention paid to No. 3, Belsize Park Gardens), as they were undertaken before current policies on roof extensions were adopted and immune from enforcement action then this should not set a precedence to justify the proposal.
- 2.8 However in Appendix B of this submission is a demonstration of precedent set elsewhere in regards to roof alteration applications on Belsize Park Gardens since the inception of the Conservation Area Statement considered pertinent in the consideration of the Development Plan. The information identifies 25 detailed examples of roof alterations within the street within the period of the most recent Conservation Area Statement; demonstrating a consistent approach to the consideration of roof development which is lacking within this decision.
- 2.9 It is clear that there are material considerations to consider over and above the standardised policies of roof extensions set throughout the borough and one of the material considerations of pertinence in this instance is the consistent scale and type of development undertaken along Belsize Park Gardens in immediate proximity to the site.
- 2.10 It is considered that the scale and type of development proposed is consistent with the existing streetscene, does not impinge upon nor offer any detriment above the existing baseline and as such it cannot be said that the character of scale and massing nor visual
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amenity within the street scape of Belsize Park Gardens is impacted upon above and beyond the existing situation. As such and on balance the facilitation of an increase to the existing apartment to allow for the increase of the size of the property into a family home should be considered a significant material consideration that clearly outweighs any harm that could be attributed to an extension that does not increase any baseline harm to the characteristics of the street.

2.11 At paragraph 3.5 of the Refusal Report, there is reference to many of the precedents in Appendix B being constructed “before Camden’s current policies on roof extensions were adopted”. Here Camden Council appear to be referring to the update of the Design Policies in 2010. There are two key errors with this argument:

(a) Although the policies were indeed updated, there has been no material change to roof policies. Camden Council have acknowledged as much themselves:

“In the intervening period between the original application and the current application, the Local Development Framework Core Strategy and Development Policies documents have been formally adopted. However the relevant polices for this application remain essentially the same, as does Camden Planning Guidance 2011 with regards to roof alterations, and the built up surroundings of the application’s site do not present significant changes. With this context in mind, it is not considered necessary to revisit the design, conservation and amenity aspects of the proposal, given that these were already considered to be acceptable and the thrust of policies have not materially changed.” (Officer’s Report, Application Reference 2013/2282/P)

(b) The Design Policies refer to the necessity to refer to the relevant conservation Area Statement. The current conservation Area Statement was published in April 2003, and thus there has been no recent revisions; each of the precedents in Appendix B were constructed under this currently in force Area Statement.

- 2.12 The photos at Appendix C of existing side and front dormers on Belsize Park Gardens demonstrate the existing standard, scale and massing of the roofline of Belsize Park Gardens in order to demonstrate the lack of impact upon the aforementioned baseline.
- 2.13 At paragraph 3.4 of the officer report, reference is made to the application using No.3 Belsize Park Gardens as the model of reference, however this is incorrect. The model of No.8 was used as it shares similar characteristics in scale, lack of flank window, street facing window and facing materials. The scheme at No.8 was granted permission by the council in 2004, under the extant Conservation Area Statement.
- 2.14 The Decision Notice refers to the lack of accordance to Policies CS14 of the Core Strategy and Policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. However it is considered that the above case has clearly demonstrated that the proposal offers no detriment to the character and appearance of the host building nor the Conservation Area given the existing baseline parameters associated with the street and any harm, however limited such harm is, is clearly outweighed by the delivery of further space to facilitate high quality architectural design for a family home.
- 2.15 Whilst the council identify that policy DP24 states “past alterations or extensions to surrounding properties should not necessarily be regarded as a precedent for subsequent proposals”, this requires balancing against Planning Guidance which expects that existing precedents, irrespective of the position taken on their aesthetic, constitute a fundamental part of the existing baseline. It is not enough therefore to dismiss examples of roofline development simply on the basis of an application of precedent.
- 2.16 It is not accepted that the development is contrary to Policy CS14 and certainly not contrary to Policy DP24 as it is considered that the extension proposed is of the highest architectural quality in terms of its design and does not impinge upon any surrounding
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- receptors. The development accords with Policy CS14.a) as it respects local context and character and does not look to undertake any development that would create a change from the existing streetscene baseline impact. The development accords with CS14.b) as the symmetry with neighbouring buildings created underpins the robustness of the heritage aesthetic, therefore creating a proportionate enhancement in policy terms.
- 2.17 The sites accordance with Policy DS24 is identified predominantly by the reasoning above; further to this the requirement for quality of materials under part c) is satisfied by matching the materials used consistently within the locality. The development facilitates “appropriate amenity space” for the provision of a high quality family home.
- 2.18 With regards to Policy DP25 should there be any consideration of harm caused to the heritage of the streetscene it is considered that it is sufficiently outweighed by the material considerations of the case. Overall it is considered that such prescribed harm in design terms is non-existent for the reasons outlined within this statement.
- 2.19 It is considered that DP26 is immaterial to the scheme as it has not been satisfactorily demonstrated by the Local Authority that there will be any detriment caused to occupiers or neighbours in proximity to the site. It is common ground that the scheme will not offer amenity harm, and as such it is considered that the referencing of the policy within the decision is done so erroneously.
- 2.20 Overall it is considered that where harm is identified in relation to the proposal against planning policy, such harm is significantly minor and cannot be said to be considered significant in NPPF terms. The harm is clearly outweighed by the considerable material benefits of the case and in clear accordance with the Development Plan.
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2.21 That any harm is clearly outweighed by the material benefits of the case demonstrates that it is clearly sustainable development in NPPF terms and as such it is respectfully requested the appeal is upheld and planning permission is granted for the proposal.

3.0 CONDITIONS OF PLANNING

- 3.1 Further to standardised conditions in relation to adopted plans and timeframes it is considered an appropriate condition for details in relation to facing materials to be submitted to the local authority before commencement of works.

APPENDIX A

**Information from appellant on existing side and front dormers on Belsize Park
Gardens**

Appendix A: Summary of all existing side and front dormers on Belsize Park Gardens

Comparable buildings to 19 Belsize Park Gardens
 => all the Italianate villas on Belsize Park Gardens

Summary	North	South	Both
Comparable Italianate Villas	43	40	83
- With a side dormer	26	29	55
- Without a side dormer	17	11	28
% of villas with a side dormer	60%	73%	66%

North

Street Number	Coach house	Avenue House	Low/modern house	2	4	6	8	10	12	14	16	18	20	22	24	26	28	30	32	34 Left	34 Right	Glenilla Road	No # Left	No # Right	40 Belsize House Left	40 Belsize House Right	42 Left	42 Right	44 Left	44 Right	Manor Mansions	Belsize Grove	Atina Court	50	52	54	56	58 Red brick house	60 Red brick house	62	64	66	68	70	72	74	76	78	80	82 Left	82 Right	The Washington Pub	England's Lane
Has a side dormer?	-	-	-	x	✓	✓	✓	✓	✓	x	✓	✓	✓	✓	x	x	✓	✓	✓	✓	x	✓	x	x	x	x	x	x	-	✓	✓	✓	✓	x	-	-	✓	✓	✓	✓	✓	✓	✓	✓	x	✓	x	-					

Street Number	1	3	5	7	9 Spencer House	11	13	15	17	19	21	23	25	27	29	31	33	35	37	39	41	43	45	47	49	51	53	55	57	59	61	63	65	67	69	71	73	75	77	79	Lamballe Place	Eton Avenue			
Has a side dormer?	✓	✓	x	✓	x	x	✓	x	✓	✓	✓	✓	x	✓	✓	x	x	✓	✓	✓	✓	✓	✓	x	✓	✓	✓	x	x	✓	✓	✓	✓	x	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Summary	North	South	Both
Comparable Italianate Villas	43	40	83
- With a front dormer / balcony	39	39	78
- Without a front dormer / balcony	4	1	5
% of villas with a front dormer / balcony	91%	98%	94%

North

Street Number	Coach house	Avenue House	Low/modern house	2	4	6	8	10	12	14	16	18	20	22	24	26	28	30	32	34 Left	34 Right	Glenilla Road	No # Left	No # Right	40 Belsize House Left	40 Belsize House Right	42 Left	42 Right	44 Left	44 Right	Manor Mansions	Belsize Grove	Atina Court	50	52	54	56	58 Red brick house	60 Red brick house	62	64	66	68	70	72	74	76	78	80	82 Left	82 Right	The Washington Pub	England's Lane
Has a front dormer / balcony?	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	x	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	

Street Number	1	3	5	7	9 Spencer House	11	13	15	17	19	21	23	25	27	29	31	33	35	37	39	41	43	45	47	49	51	53	55	57	59	61	63	65	67	69	71	73	75	77	79	Lamballe Place	Eton Avenue									
Has a front dormer / balcony?	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	x	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

APPENDIX B

Summary of all roof alteration applications on Belsize Park Gardens since the inception of the current Conservation Area Statement

Appendix B: Recent precedents

The table below summarises **all** planning applications involving roof alterations on all properties on Belsize Park Gardens since the publication of the “Conservation Area Statement ► Belsize” in April 2003, providing 26 separate applications (yielding 25 recent precedents when the application for # 19 which is the subject of this appeal is excluded).

The applications are listed here in reverse chronological order.

Precedent Number	Site Address	Description	Date Registered	Decision	Relevance to this appeal
# P01	75 Belsize Park Gardens	Enlargement of an existing side dormer (amongst various other works).	04 Nov 2016	Granted	<p>*** VERY HIGH RELEVANCY ***</p> <ul style="list-style-type: none"> - Approval of an enlarged side dormer. - Amongst other rationale, the decision noted the improved symmetry with the neighbour’s dormer, the same effect will be achieved at 19 D vis-à-vis 17 (as well as 21).
			25 Oct 2016	Granted	
			12 Sep 2016	Withdrawn	
			07 Mar 2016	Withdrawn	
			09 Sep 2015	Granted	
			12 Nov 1976	Conditional	
n / a	19 D Belsize Park Gardens	Erection of a side dormer to an existing loft conversion.	30 Sep 2016	Refused	*** THIS IS THE SUBJECT OF THIS APPEAL ***
# P02	15 Belsize Park Gardens	Extension of existing rear roof terrace and installation of new balustrade.	21 Jul 2015	Granted	<ul style="list-style-type: none"> - Although an approved expansion, as this applies to the rear of the building the relevancy to the plans for 19 is low.
# P03	47 - 8 Belsize Park Gardens	Replacement front dormer window and side dormer window and replacement rear dormer window involving creation of inset roof terrace.	10 Jul 2015	Granted	<p>*** HIGH RELEVANCY ***</p> <ul style="list-style-type: none"> - The side dormer was expanded in size, and its design closely matches the proposal for 19.

Precedent Number	Site Address	Description	Date Registered	Decision	Relevance to this appeal
# P04	18 G Belsize Park Gardens	Erection of roof dormer, installation of rear rooflight, repositioning of side rooflight, installation of side window, and raising a chimney stack to northwest elevation.	02 Aug 2013	Granted	<p style="text-align: center;">*** HIGH RELEVANCY ***</p> <ul style="list-style-type: none"> - New side facing dormer. - Original permission given in 1987 but never built. - Permission again granted in 2010, and again in 2013, all under the current Camden Design Policies.
			31 Jul 2013	Granted	
			07 Jun 2013	Granted	
			24 Apr 2013	Granted	
			21 May 2010	Granted	
			29 Jul 1987	Conditional	
# P05	53 Belsize Park Gardens	Erection of a side dormer extension and 3 x rooflights including 1 retrospective rooflight to the side roofslope.	09 May 2013	Withdrawn	<ul style="list-style-type: none"> - Although the application was withdrawn I notice there do not appear to be objections on the design (other than a comment from the CAAC about the correct offset from the eaves). - Instead objections appear to relate to safety concerns around previous works undertaken by the owner at the site. - Thus this precedent has low relevancy to 19.
# P06	22 Belsize Park Gardens	Installation of dormer window with inset roof terrace on rear elevation (amongst various other works).	20 May 2014	Granted	<ul style="list-style-type: none"> - Initial design for the rear dormer was rejected due to size and location of the terrace, and height of the balustrade. - A revised design was subsequently approved. - As a rear dormer this has low relevancy to 19.
			28 Mar 2013	Refused	
			16 Jan 2012	Granted	
			02 Apr 2011	Granted	
			16 Dec 2010	Refused	
# P07	31 Belsize Park Gardens	Expansion of front dormer, installation of rear dormer and terrace (amongst various other works).	10 Apr 2012	Granted	<ul style="list-style-type: none"> - An application to expand the front dormer and install a rear dormer was approved.
			09 Mar 2012	Granted	
			13 Jan 2012	Granted	
			07 Nov 2011	Granted	

Precedent Number	Site Address	Description	Date Registered	Decision	Relevance to this appeal
			29 Jul 2011	Granted	<ul style="list-style-type: none"> - The enlargement of the front dormer has some relevance to the plans for 19 given its street level prominence. - The rear dormer has low relevance to 19.
# P08	82 - 7 Belsize Park Gardens	Erection of a rear dormer, installation of new rooflights and replacement of balcony door on front elevation of flat.	10 Apr 2012	Granted	<ul style="list-style-type: none"> - As this involves the erection of a rear dormer, and only modest changes to the front dormer, the relevancy to the plans for 19 is low.
# P09	71 Belsize Park Gardens	Replacement of dormer to front roof slope and enlargement of dormer and terrace on rear roof slope.	09 Nov 2011	Granted	<ul style="list-style-type: none"> - Original proposal for an enlarged front dormer. - A revised proposal instead had two separate front dormers, then a further revision had only a single (larger) dormer. - As the majority of the contention on these works related to the size and design of the front dormer, relevancy to plans for 19 is modest.
			30 Aug 2011	Withdrawn	
# P10	24 Belsize Park Gardens	Enlargement of front and rear dormer windows, enlarged front roof terrace (amongst various other works).	19 Aug 2010	Granted	<ul style="list-style-type: none"> - Example of an approved enlargement to a front dormer (a prominent feature from street level).
# P11	27 Belsize Park Gardens	Erection of a roof extension comprising the enlargement of existing front, side and rear dormers, erection of a new front facing roof dormer and replacement of existing roof with glass lantern at existing dwelling house.	08 Feb 2011	Granted	<ul style="list-style-type: none"> - An initial plan for enlargement of existing dormers (particularly at the rear) was rejected. - The plans that were granted were for more modest changes (a skylight and new doors).
			09 Jun 2010	Withdrawn	

Precedent Number	Site Address	Description	Date Registered	Decision	Relevance to this appeal
			05 Feb 2010	Refused	- Note however, the rejected plans did not involve an increase in the size of the existing side dormer when viewed from street level, thus this was not the primary reason for rejection.
# P12	52 Belsize Park Gardens	Enlargement of the front roof terrace.	02 Sep 2009	Granted	- A recessed front dormer and terrace enlarged forward toward the street (e.g., a far more prominent front terrace).
# P13	19 E Belsize Park Gardens	Erection of dormer window in side roof slope.	25 Jun 2009	Granted	- Approval for a new side dormer.
			08 Sep 2008	Withdrawn	
# P14	34 E Belsize Park Gardens	The installation of 1 x dormer window to the front, side and rear roof pitch with integral roof terrace to the rear/side roof pitch (amongst various other works).	18 Feb 2009	Granted	<ul style="list-style-type: none"> - Original plans for 3 new dormers were rejected. - Modifications of the plans were subsequently approved (still with 3 new dormers). - Applicability to plans for 19 are low given this property abuts Glenilla Road, and thus the side dormer would be significantly more prominent, both to the east and from the north. - Furthermore, the original design did not “improve” the area, given the neighbouring building to the east had no similar rooftop modifications. For 19 there is a tangible improvement as the proposal will restore symmetry and balance with neighbours at both 17 and 21.
			05 Apr 2004	Granted	
			06 Jan 2004	Refused	
			04 Jun 2003	Refused	

Precedent Number	Site Address	Description	Date Registered	Decision	Relevance to this appeal
# P15	33 E Belsize Park Gardens	Enlargement of existing dormer windows and installation of balconies to front and rear; creation of new dormer windows to side elevation.	22 Aug 2008	Granted	<p>*** VERY HIGH RELEVANCY ***</p> <ul style="list-style-type: none"> - This is an approved, new, side dormer, with scale consistent with that proposed at 19.
# P16	37 D Belsize Park Gardens	Replacement of existing dormer windows to front and rear of upper level maisonette with larger dormer windows with terraces and balustrades, plus erection of new dormer window to the side roof.	30 Nov 2007	Granted	<p>*** VERY HIGH RELEVANCY ***</p> <ul style="list-style-type: none"> - This is an approved, new, side dormer, with scale consistent with that proposed at 19.
# P17	54 Belsize Park Gardens	Erection of dormer window on side roof slope (amongst various other works)	28 Mar 2007	Granted	<ul style="list-style-type: none"> - This is a new side dormer. - There was already a prominent side-dormer in situ, these plans were for an additional, smaller side dormer.
# P18	35 - 6 Belsize Park Gardens	Enlargement of existing rear facing roof terrace in front of existing dormer window.	18 Sep 2006	Granted	<ul style="list-style-type: none"> - Although an approved expansion, as this applies to the rear of the building the relevancy to the plans for 19 is low.
# P19	64 Belsize Park Gardens	Enlargement of existing side and rear dormer windows for top floor flat (amongst various other works)	05 Sep 2005	Granted	<ul style="list-style-type: none"> - Example of an approved expansion to an existing side dormer.
# P20	57 Belsize Park Gardens	Retention of dormer window to front elevation with inset roof terrace, as a replacement for the previously removed dormer window for the loft level flat.	06 Jun 2005	Granted	<ul style="list-style-type: none"> - As a minor alteration to a front dormer these works have limited relevancy to plans for 19.

Precedent Number	Site Address	Description	Date Registered	Decision	Relevance to this appeal
# P21	39 Belsize Park Gardens	The alteration and extension of three existing dormer windows, including the erection of roof terraces front and rear, to enlarge the existing flat in the roofspace	16 May 2005	Granted	<p>*** VERY HIGH RELEVANCY ***</p> <ul style="list-style-type: none"> - The first application of 2002 involved the enlargement of the side dormer, which was granted on appeal. - The subsequent applications of 2003 and 2005 involved changes to the front and rear dormers. - This building was referenced in support of the subsequently granted side dormer projects at 33 E and 37 D, and is similar to the plans for 19.
			16 Jan 2003	Granted	
			16 Jul 2002	Allowed on appeal	
# P22	66 D Belsize Park Gardens	Enlargement of existing front, side & rear dormer windows to provide additional habitable accommodation for the top floor flat.	14 Oct 2004	Granted	<ul style="list-style-type: none"> - A side dormer already existed at the property (see the photographic survey at Appendix D). - The initial refusal related only to front and rear dormers (and the applicant was encouraged to submit a new application with revised designs). - Approval was given when modified designs were submitted, including plans for an enlarged side dormer.
			20 May 2004	Refused	
# P23	8 Belsize Park Gardens	Conversion of roof space, involving the erection of a dormer window to the side roof slope, to create an additional habitable room for Flat 4	14 Sep 2004	Granted	<p>*** VERY HIGH RELEVANCY ***</p> <ul style="list-style-type: none"> - This is an approved, new, side dormer, with scale consistent with that proposed at 19. - As this is located almost directly in front of 19 it has formed the model design upon which the plans for 19 were constructed.

Precedent Number	Site Address	Description	Date Registered	Decision	Relevance to this appeal
# P24	20 - 9 Belsize Park Gardens	Installation of conservation roof light on front roofslope	17 Jun 2004	Granted	- This involved only a modest skylight addition to close to the existing front dormer, and thus has minimal relevancy to the plans for 19.
# P25	47 Belsize Park Gardens	The extension of the existing dormers to the front and rear and the creation of a front cockpit roof terrace and rear roof terrace with galvanised steel balustrade	06 Jun 2003	Granted	- Camden's website provides no documentation on this application. - The only conclusion that can be drawn is that enlarged front and rear dormers appear to have been approved.
<i>April 2003 – “Conservation Area Statement ► Belsize” published</i>					

APPENDIX C

Photographic Survey

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