

LP/P5985
15 March 2017

London Borough of Camden
Regeneration and Planning
Town Hall
Judd Street
London
WC1H 8ND

Dear Sirs,

FLAT 1, 50 BELSIZE SQUARE, LONDON, NW3 4HN

PLANNING APPLICATION FOR THE ERECTION OF A SINGLE STOREY OUTBUILDING WITHIN REAR GARDEN FOR ANCILLARY USE TO THE EXISTING GROUND FLOOR FLAT

PLANNING PORTAL REFERENCE: PP- 05250134

On behalf of the applicants, Robert and Liliana Levy, we write in support of the above planning application for a new outbuilding to the rear ground floor garden.

In order to assist the Council in their determination of this proposal, the following supporting documents have been submitted online via the Planning Portal:

- Application Form
- Site Location Plan
- Existing Plan
- Proposed Plan
- Proposed Elevations
- Proposed Manufacturer's Specification
- Existing Site Photograph
- CIL Form

The Application Site Description

50 Belsize Square is a four storey plus basement residential building located on the northern side of Belsize Square. The property forms part of a semi-detached property with no. 49 Belsize Square. The application property is known as Flat 1, 50 Belsize Square and is located at basement / lower ground level with direct access to the rear garden. The property is located within the Belsize Park Conservation Area and noted as being a building that makes a 'positive contribution' to the surrounding conservation area.

Architecture Planning Interiors

Old Church Court, Claylands Road, The Oval, London SW8 1NZ

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This application relates to the creation of a new outbuilding within the rear garden. It is noted that an existing timber shed is located towards the rear of the garden for storage purposes (as shown on the existing plans) and would be removed following the completion of the new outbuilding.

Pre-application Advice and Discussions

The applicant previously discussed the proposal with Camden Council informally to understand whether planning permission would be required. It is understood that Camden Council confirmed that the proposal would require permission via the submission of a planning application due to the site's location within the Conservation Area and the existing flat not benefiting from permitted development rights. The Council noted that the proposal would likely be considered acceptable subject to the size and quality of the outbuilding.

The Proposal

This application is submitted following informal discussions with the Council to erect an ancillary outbuilding in the rear garden of Flat 1, 50 Belsize Square.

This application seeks the provision of a modest outbuilding to be located to the side of the garden on the existing patio. The proposal would replace the existing timber shed located to the rear of the garden which is currently used for storage. We confirm that the proposed outbuilding would be used by the applicant for incidental enjoyment in association with the primary residential use of the property, Flat 1, 50 Belsize Square. The existing host building will remain unaffected and access to the rear garden will remain as existing from the rear patio.

The outbuilding would be located towards the eastern boundary of the garden adjacent to the rear elevation of the existing house. The proposed single storey timber clad building would measure approximately 3.2m in width by 2.3m in depth and 2.5m in height with an approximate internal footprint of 6sqm.

The outbuilding would have a UPVC sliding and single access door to the front (northern elevation) fronting the main house and a series of small windows to the flank and rear elevations, both finished in charcoal grey. The outbuilding will be timber clad using high quality tanalised Norwegian Spruce.

The proposed outbuilding is considered to be of a modest scale and size and would be a subordinate feature in the rear garden. The proposed materials would complement the host building and the surrounding conservation area and is therefore considered appropriate given its ancillary purpose within the garden setting. The outbuilding would not be visible from the street. The proposal would be shielded by existing landscaping/ vegetation and a boundary fence of approximately 3m in height (1.7 brick and 1.3m timber fence) thereby preventing any perceived impact upon neighbouring properties.

Please refer to the existing and proposed drawings for further details along with the manufacturer's specification.

Planning Policy Considerations

The design of the proposal is compliant with the advice contained within CPG1 and seeks to

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preserve the character and appearance of the Belsize Park Conservation Area.

As noted above, the outbuilding will have no visual impact on and is visually subordinate to the existing garden. The outbuilding is not excessive in either height or scale and does not detract from the historic qualities of the existing residential building. The proposal would not detract from the open character or garden amenity and is screened by natural vegetation thereby lessening any perceived impact on neighbouring properties. The proposed use of natural timber cladding is considered to be appropriate to the traditional character of the surrounding conservation area and will complement the existing residential property.

As such, the proposed development is supportive of and in accordance with local policies CS5 and CS14 of Camden's Core Strategy, policies DP24, DP25 and DP26 of the Development Policies Document.

It is further noted to the Council that the proposal has taken consideration of the permitted development rights allowed to dwellinghouses. It is acknowledged that whilst the existing ground floor flat does not benefit from such permitted development rights, the proposal would comply with the general technical guidance as detailed by the government under the document "Permitted Development Rights for Householders: Technical Guidance" (April 2016). Permitted development rights stipulate that under Class E (Buildings) any building or enclosure required for a purpose incidental to the enjoyment of the dwellinghouse is permitted subject to a number of conditions. These conditions includes; that the proposal would not exceed 50% of the total curtilage, would not be situated on land forward from the principal elevation, the building would not be more than a single storey, and the eaves of the building would not exceed 2.5m in height. The proposal would comply with all of these conditions, as required by permitted development rights, and thus it is considered that the proposal would be supportive of the general principles and objectives of Class E to ensure appropriate development.

Summary

Overall, it is considered that the proposed outbuilding is sensitively designed using high quality materials which would preserve and enhance the conservation area; would be consistent with and supportive of the Local Plan Policies, and importantly, provide the applicant with additional space for a purpose incidental to the enjoyment of the residential accommodation at Flat 1, 50 Belsize Square.

We trust that the enclosed information is sufficient for you to validate our client's planning application and we look forward to a swift and positive outcome. Should you however require any further information or would like to arrange a site visit, please do not hesitate to contact the undersigned.

Yours faithfully



For and on behalf of
Rolfe Judd Planning Limited

Cc. Robert and Liliana Levy