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Our ref: 2017/0361/PRE
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By email

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Dear Ms A Saldi,

PRE-APPLICATION PLANNING ADVICE: 87 BELSIZE LANE, NW3 5AU
PROPOSAL: MINOR ALTERATIONS TO A GRADE II LISTED BUILDING;

Thank you for submitting a request for pre-application advice for 87 Belsize Lane, NW3 5AU. This advice is based on the plans referenced 1626-L-001; 1626-L-012; 1626-L-014; 1626-L-016; 1626-L-019; 1626-L-070; 1626-L-112; 1626-L-114; 1626-L-171; 1626-L-170 REV A; 1626-L-120; 1626-L-118 REV A; 1626-L-119 REV A; 1626-L-117 REV A; 1626-L-116; 1626-L-115; 1626-L-113; 1626-L-111; 1626-L-020; 1626-L-018; 1626-L-017; 1626-L-015; 1626-L-013; 1626-L-011; Design and Access Statement dated January 2017 and a site visit carried out 4th May 2016 (for previous application).

Proposal

Advice is sought for the following works;

- Reconfiguration to the front garden of the property, including the replacement of two existing palm trees with a new mature specimen and the provision of cycle storage at the lower ground floor entrance level;
- Construction of new lightweight metal staircase adjoining the existing staircase from the Lower Ground to the Upper Ground floor, to connect the previously proposed terrace to the garden level;
- Replacement of existing sash windows with a new double door to the new terrace on the rear;
- Replacement of existing single glass of the existing sash windows with slim double glazed units and to adapt the sashes to fit.

Site description

The application site is located on the south side of Belsize Lane, close to the junction with Fitzjohn's Avenue. The application building is a three storey mid-19thC building, situated within the terrace (no. 79 – 93) on the south side.

The property is a Grade II listed building located in Belsize Park Conservation Area.

Planning History

87 Belsize Lane

2016/2089/P - 14th June 2016 – **HH Granted** - 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. (Class C3);

2016/2197/L - 14th June 2016 – **Listed Building Consent Granted** - Demolition of existing conservatory and proposed new rear extension, internal alterations and external alterations to balcony and front window.

2005/4904/L – 16th January 2016 – **Listed Building Consent Granted** - Amendments to previous listed building consent 2005/0674/L dated 28/04/05, for internal and external works, the demolition of the rear

extension, addition of new basement conservatory to rear and external metal staircase to rear garden) in respect of internal alteration to approved basement floor layout.

2005/0670/P – 28th April 2005 – **Full Planning Permission Granted** - Conversion of 2 residential units into a single family dwelling including the demolition of the rear extension, addition of new basement conservatory to rear and external metal staircase to rear garden.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy:

CS5 (Managing the impact of growth and development)
CS11 (Sustainable and efficient travel)
CS14 (Promoting high quality places and conserving our heritage)
CS19 (Delivering and monitoring the Core Strategy)

Development Policies:

DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance:

CPG 1 - Design 2015
CPG6 - Amenity 2011

London Plan 2016

NPPF 2012

Emerging Local Development Plan (2016)

The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight. The relevant policies are A1, D1 and D2 of the emerging Camden Draft Local Plan 2016.

Comments on proposal

The main issues for consideration are:

1. The quality of design and the impact on the special interest listed building and Belsize Conservation Area;
2. The impact of the proposal on the amenity of surrounding occupiers.

Design

Reconfiguration of front garden/cycle storage

The principle of the proposed reconfiguration of the front garden and the erection of cycle storage at the lower ground floor is acceptable in terms of the impact on the character and appearance of the conservation area and the special interest of the listed building. The cycle storage would be positioned at the lower ground level and would be discretely located when viewed from the street frontage. Given the size and scale of the proposed cycle storage in conjunction with the positioning, the structure is considered to be acceptable in principle.

The proposal also includes changes to the fenestration at the front elevation relating to the levelling of the front garden to enable the proposed cycle storage to be erected. The proposed changes to the frontage are consistent with the adjoining properties and is not considered to cause harm to the special interest listed building or the wider street scene.

The existing palm trees are proposed to be replaced with a more sympathetic native tree, positioned further back from the York stone paving line than existing. Whilst it has been identified that the replacement tree would be a mature multistem specimen tree, no specific details have been submitted, therefore acceptance of the replacement trees would be subject to confirmation that the replacement specimens are appropriate. An arboricultural impact assessment would be required to be submitted as part of any planning application made.

Construction of metal staircase

The proposed metal staircase adjoining the lower ground floor with the upper ground floor level is not acceptable in principle. The proposed staircase is considered to disrupt the existing rear elevation by the additional bulk to the rear façade and therefore would be resisted. No alternative designs are likely to be accepted based on it being a principle objection to the additional bulk to the rear.

Replacement sash window with door

The proposed replacement of the existing sash window with a full length door would be resisted. Consistent with advice relating to the application ref: 2016/2197/L where it was considered that the introduction of the door, at this location, would result in an unacceptable loss of historic fabric. The existing sash window is considered to be of special interest to the listed building and therefore the loss of such a feature would be strongly discouraged. As per the application 2016/2197/L the appropriate opening onto the terrace has been accommodated on the outrigger, where it was considered that there would be less disruption to the historic form of the building. As such, there is a principle objection to the replacement of the sash window and therefore would resist an opening in this location, with the more appropriate opening situated on the outrigger.

Replacement double glazing

The principle of replacement double glazing would be resisted, with the exception of the use of double glazing on the lower ground floor window at the rear, given its discrete positioning and limited visibility. The use of double glazing on all other windows is not considered to be appropriate, viewed as causing harm to both the special interest listed building and the wider conservation area. As an alternative to the proposed double glazing, the Council does consider that secondary glazing could be accommodated subject to no damage caused to internal shutters. Details of the proposed secondary glazing would be required to be submitted as part of the planning application.

Amenity

Policy CS5 (Managing the impact of growth and development) seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore, Policy DP26 (Managing the impact of development on occupiers and neighbours) seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, daylight and sunlight.

Privacy

The proposal will not compromise the privacy of the adjoining occupiers. No new windows are proposed; and such there would be no direct detrimental view to neighbouring occupiers.

Loss of Daylight/Sunlight

It is considered that the proposal would not cause detrimental loss of daylight and sunlight due to the size of the cycle storage proposed to the front façade.

Outlook/Sense of Enclosure

Given the scale of the cycle storage, the proposal is not considered to lead to an increased sense of enclosure or overlooking and will not compromise the outlook for the adjoining properties. The additional elements of the scheme relating to replacement windows, creation of new opening and addition of the metal staircase would not compromise the outlook for the adjoining properties.

Conclusion

I consider that the proposal would as submitted be contrary to policy and therefore not acceptable. Whilst the proposed works to the front of the property are acceptable, the further elements of the scheme are considered to cause harm both to the special interest listed building but also the wider conservation area. With regards to amenity there would be a minimal impact upon the amenity of neighbouring occupiers in terms of outlook, privacy, sunlight, daylight or sense of enclosure.

If you seek to submit a revised application, I would advise you to submit the following:

- Completed form – full planning permission;
- Completed form – Listed Building Consent
- An Ordnance Survey based location plan at 1:1250 scale denoting the application site in red;
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed';
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed';
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed';
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed';
- Details and section of windows;
- Design and Access Statement and Heritage Statement;
- An arboricultural impact assessment;
- The appropriate fee.

Please see [supporting information](#) for planning applications for more information.

You are advised to contact your neighbours prior to submission, to discuss the proposals.

We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours by letter, put up a notice on or near the site and, advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received.

It is likely that that a proposal of this size would be determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details [click here](#).

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

Once you submit an application, please let me know the planning portal reference number so that I can process the application. If you have any queries about the advice please do not hesitate to contact Helaina Farthing.

Thank you for using Camden's pre-application advice service.

Regards,

Helaina Farthing
Planning Officer

Telephone: 020 7974 3303

Please note that the information contained in this email represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Management section or to the Council's formal decision.