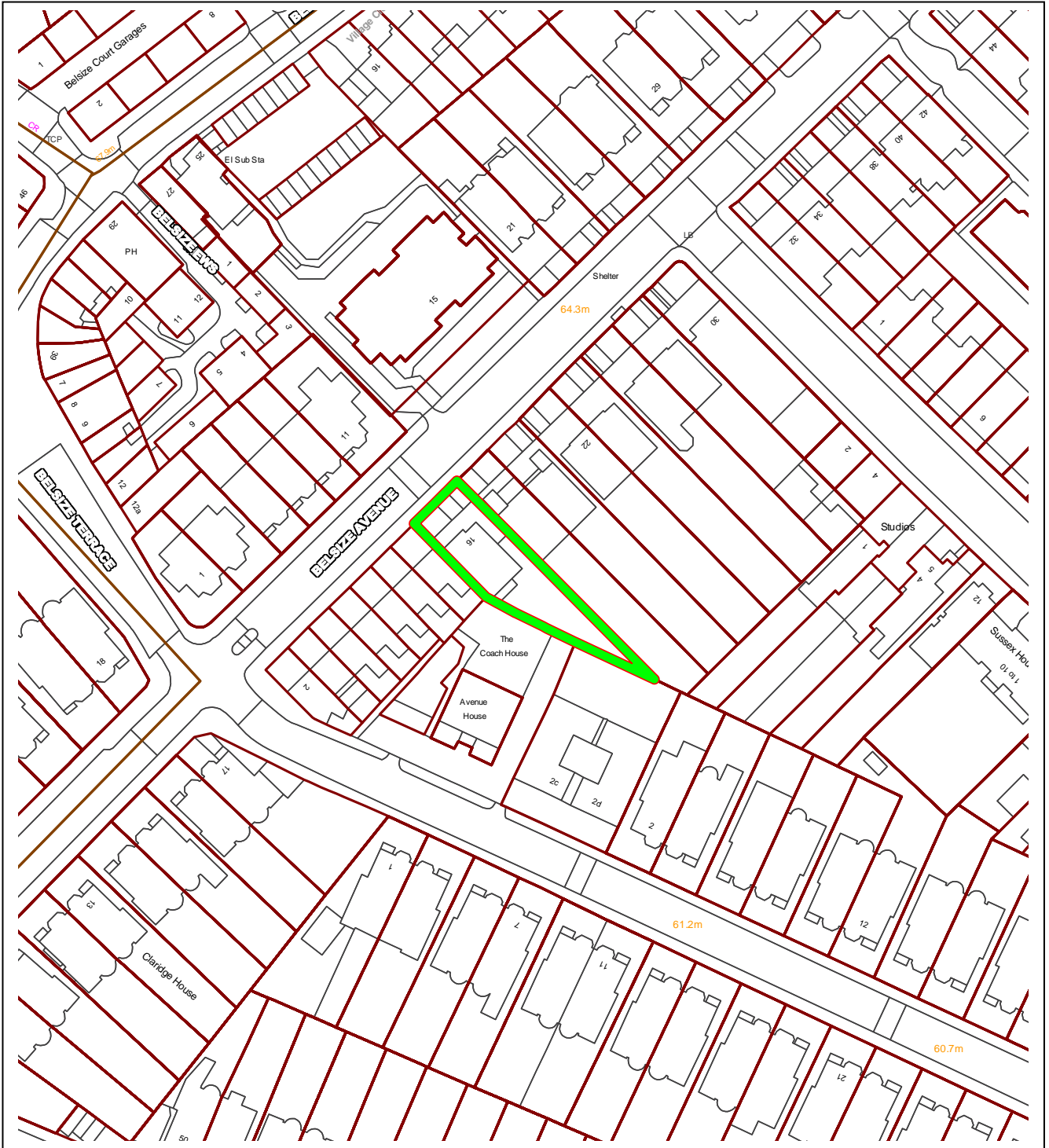


Flat 2, 16 Belsize Avenue, 2017/0836/P



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1. & 2. Rear elevation of application site



2.



3. Boundary wall with The Coach House, Belsize Park Gardens



4. Rear elevation of Nos. 16 & 18



5. Existing side access (north east) at application site to be part infilled by proposed extension



6. Side passage of No.18



7. Flank elevation of No.18



8. Front elevation (lower ground floor) of application site



Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:		28/04/2017	
		N/A		Consultation Expiry Date:		30/03/2017	
Officer				Application Number(s)			
Patrick Marfleet				2017/0836/P			
Application Address				Drawing Numbers			
Flat 2, 16 Belsize Avenue London NW3 4AU				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of single storey side/rear extension at lower ground floor level including side infill extension to western elevation.							
Recommendation(s):		Grant Conditional Planning 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 No. electronic	03 03	No. of objections	02
Summary of consultation responses:		<p>Site notice: displayed from 08/03/2017 - 29/03/2017 Press notice: displayed from 09/03/2017 - 30/03/2017</p> <p>One letter of support was received for the proposed development whilst the neighbouring occupiers at 16 and 18 Belsize Avenue objected to the application on the following grounds:</p> <ol style="list-style-type: none"> 1. Proposed extension undermines the sites distinctive character and thereby diminishes architectural contribution to the Conservation Area. 2. Proposal would harm the relationship with adjoining properties by materially altering the visual hierarchy between Nos. 16 and 18. 3. Proposal will have negative effect on the host building proportions and inherent form through the evident disconnect between the ground floor and upper levels. 4. The proposed extension would be built up to and above the boundary wall with No.18 and would significantly increase the sense of enclosure from the adjacent property, creating an uninviting neighbouring side passage with reduced natural light. 5. The proposal would further reduce the limited amount of natural light 					

reaching the area between the flanks elevations of Nos. 16 and 18, and the lower ground floor windows of No.18.

6. Proposed development appears to require demolition of metal balcony forming part of terrace to ground floor flat which is an important feature of the building and cannot be implemented without consent from owner of the property.

7. Overall safety of the building would be compromised by the development particularly the removal of side access to the rear for emergency services.

Officer Comment

1.-4 The design and conservation impacts of the proposal are discussed in paragraphs 2.3-2.7 of this report.

5. The amenity impact of the proposal is discussed in paragraphs 2.9-2.11 of this report.

6. The proposed plans indicate that the existing wrought iron balcony surrounding the ground floor terrace area will be reinstated following development.

7. The erection of a single storey rear extension is not considered to jeopardise the safety and security of neighbouring residents.

CAAC/Local groups comments:

The Belsize CAAC raised the following objection:

1. Proposed extension would be harmful to the proportions, style and character of the house and entails a loss of amenity to ground floor occupiers.

Officer Comment

1. The design, conservation and amenity impacts of the proposal are discussed in paragraphs 2.3-2.11 of this report.

Site Description

The application site relates to the lower ground floor flat of a large, four storey, detached property that has been divided into separate dwellings. The majority of properties along this side of Belsize Avenue, (including the application site) are red brick buildings with decorative stucco details and square projecting bays. The entrance to the application property is located on the eastern elevation of the property and is access via side passageway which also leads to the mature rear garden at the site.

The site is located within the Belsize Park Conservation Area, it is not a listed building but is identified as making a positive contribution to the character of the conservation area.

Relevant History

None relevant to this application.

Relevant policies

- National Planning Policy Framework (2012)
- London Plan (2016)
- LDF Core Strategy and Development Policies (2010)

CS5 Managing the impact of growth and development
CS14 Promoting high quality places and conserving our heritage

DP22 Sustainable design and construction
DP24 Securing high quality design
DP25 Conserving Camden's Heritage
DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

CPG1 Design (2015)
CPG6 Amenity (2011)

Camden Local Plan Submission Draft 2016

D1 (Design)
D2 (Heritage)
A1 (Managing the impact of development)
CC2 (Adapting to climate change)

The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

Belsize conservation area statement 2003

Assessment

1.0 PROPOSAL

- 1.1 Permission is sought for the erection of a single storey rear extension, and side extension to the north eastern side of the building, that would provide additional habitable space for the occupants of the lower ground floor flat. Permission is also sought for the erection of a small infill extension to the south western elevation of the property, also at lower ground floor level..
- 1.2 The proposed side/rear extension would wrap around the rear of the building and have a parapet height of 3.4m. Where it is appended to the side of the building it would have a width of 3.3m and would occupy an 8m section of the side passageway before projecting beyond the line of the existing rear elevation of the property by a further 0.6 metres.
- 1.3 The proposed rear extension would occupy the entire width of the existing rear elevation, matching the height of the side extension and would have a maximum depth of 2 metres. The rear extension and would also include a new bay window which replaces the existing bay window that would be removed as part of the development.
- 1.4 The proposed infill to the south western side would be a lean-to enclosing the narrow side passage with a length of approximately 8m and width of 0.7 metres.
- 1.5 The proposed extension would be finished in white stucco render with decorative parapet detailing whilst the modest sized window and door openings complete with timber frame fittings to the rear.
- 1.6 Revisions

During the course of the application officers raised concerns regarding the over-dominant

impact the wrap around extension initially proposed would have on the original plan form and character of the host dwelling. In response to this the applicant has submitted revised drawings which show the part removal of the corner section of the development that connected the side and rear extensions so that the side extension steps back from the rear extension, ensuring that the original plan form and proportions of the host dwelling would be preserved as a result of the proposed development. The revised plans also include a lightweight, glazed bay-type window to the rear of the proposed side extension.

2.1 **ASSESSMENT**

The material considerations for this application are summarised as follows:

- Design and Conservation
- Amenity of neighbouring residential occupants

2.2 Design and Conservation

2.3 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.

2.4 The size, scale and bulk of the proposed side/rear infill extension, is considered to represent a proportionate addition that would not detract from the character and setting of the host or neighbouring properties, particularly as the property is of a size and scale large enough to comfortably accommodate a development of this size. Similarly, the proposed infill structure to the south western corner of the site would be predominantly glazed and its size, height and minimal footprint would ensure no harm is caused to the character of the host building.

2.5 The traditional design of the proposed extension together with its decorative cornice detailing, modest window and door openings, complete timber framed fittings, combine to create a contextual development that compliments the character and setting of the host building. Furthermore, the white stucco render finish of the external walls is considered to contrast sympathetically with the red brick exterior of the floors above and is considered to be an appropriate material choice in this instance, given its prevalence within the surrounding Conservation Area.

2.6 The extension would also comprise areas of green roof to reduce the visual impact of the extension, reduce water run-off and enhance biodiversity. Details of the green roof will be secured by condition.

2.7 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The size, design and limited visibility of the proposal would ensure no undue harm is caused to the character of the conservation area as a result of the development.

2.8 Amenity of neighbouring residential occupants

2.9 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.

- 2.10 The neighbouring residents at 18 Belsize Avenue (Garden Flat) to the north east have raised concern over the detrimental impact the proposed side extension would have on the light and outlook from their flank elevation windows, which serve a hallway and staircase at the property. However, during the officer's site visit it was clear that this area of the site, between the flank elevation of Nos.16 and 18, already receives a limited amount of natural daylight/sunlight due to the width of the side passageways and the substantial size and height of the existing properties. Therefore, the size and height of the proposed side extension is not considered to further reduce the light and outlook from the neighbouring lower ground floor windows at No.18. Furthermore, these are not windows to habitable rooms.
- 2.11 The proposed extension would not cause an unacceptable loss of light or outlook to any other neighbouring properties in the area given its limited rearward projection (2m) and the substantial height of the boundary between the site and properties along Belsize Park Gardens. Furthermore, the windows of the proposed lower ground floor development would look out of the rear garden of the application site and would not lead to increased levels of overlooking as a result.

3.0 Recommendation

- 3.1 Grant conditional planning permission

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 19th June 2017, 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'.

Thomas Gliszczynski
TAG ARCHITECTS
14 Belsize Crescent
London
NW3 5QU

Application Ref: **2017/0836/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 1222

8 June 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat 2
16 Belsize Avenue
London
NW3 4AU

DECISION

Proposal:
Erection of single storey side/rear extension at lower ground floor level including side infill extension to western elevation.

Drawing Nos: S00, P20A, P2B, P1B, P5B, P4B, P3B, S1A, P7B, P6, S3A, S2A, S6, S5A, S7, Design & Access Statement dated 09/02/2017.

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 Country Planning Act 1990 (as amended).

Executive Director Supporting Communities



- 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 and policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans S00, P20A, P2B, P1B, P5B, P4B, P3B, S1A, P7B, P6, S3A, S2A, S6, S5A, S7, Design & Access Statement dated 09/02/2017.

Reason:

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

- 4 Prior to the first occupation of the building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies and policies CC2, D1 and D1 of the Camden Local Plan Submission Draft 2016.

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.
- 3 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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

Director of Regeneration and Planning

DECISION