

PLANNING

2017 Jul 25
SUBMISSION

KINGSCLIFFE
ANTRIM RD
LONDON
NW3 4XR



2017 Jul 25

PLANNING APPLICATION REPORT

on behalf of J. Segal

PROPOSAL

Erection of a single storey rear
and side infill extension and
alterations to the first floor rear
windows.

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IMPORTANT

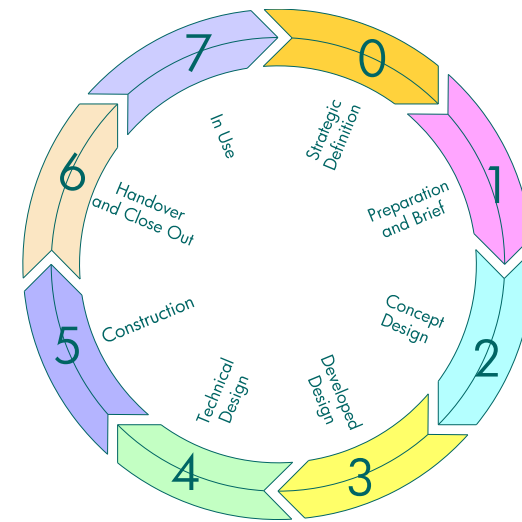
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Document

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1.0 DESIGN AND ACCESS STATEMENT

Information

Proposal

Erection of a single storey rear and side infill extension and alterations to the first floor rear windows.

Location

Kingscliffe
Antrim Road
Belsize Park
London NW3 4XR

Ward

Belsize

Planning Dept.

London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London WC1H 9JE
www.camden.gov.uk/planning
planning@camden.gov.uk

020 7974 4444

Applicant

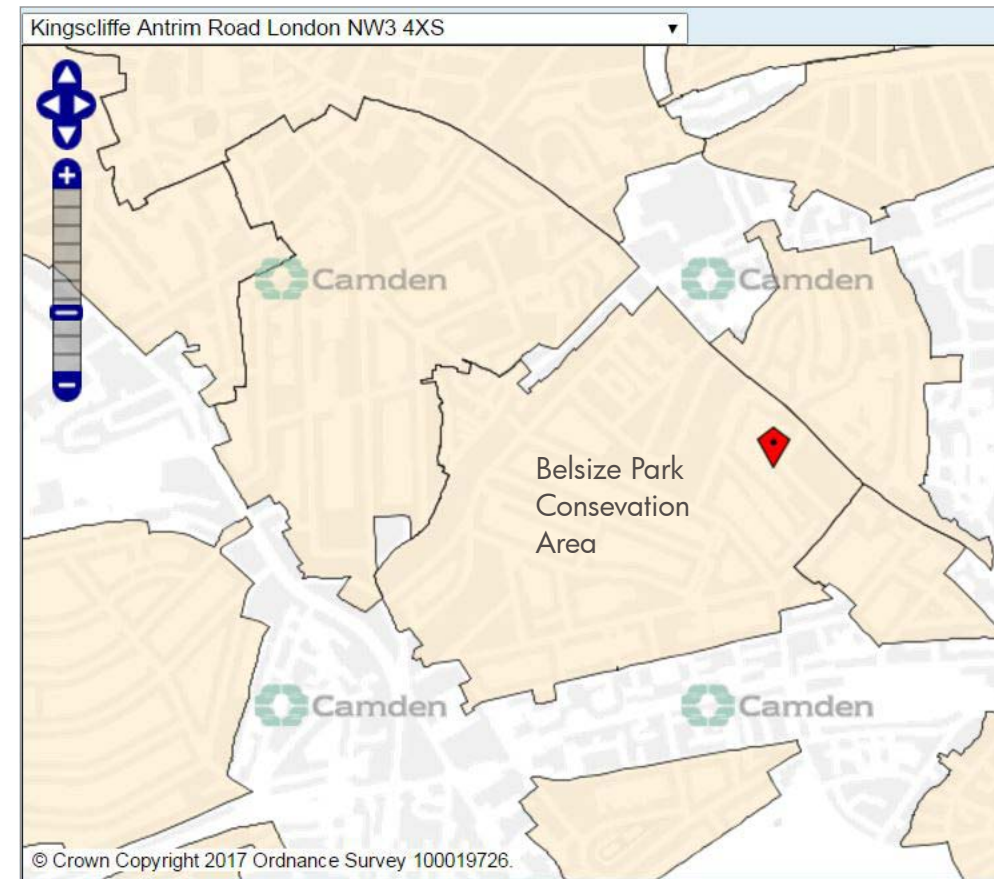
J Segal
Kingscliffe
Antrim Road
Belsize Park
London NW3 4XR

Agent

AZHAR ARCHITECTURE
70 Gainsford Street
Butlers Wharf
London SE1 2NB

0207 357 8703

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www.AzharArchitecture.com



Summary of The Proposal

We are acting on behalf of our clients, and are submitting a **Planning Application to LB Camden**, with regards to **Kingscliffe, Antrim Road, London NW3**, for the following:

1. Rear Extension

We are proposing an infill at the rear of the house, designed to respond sensitively with the existing property.

2. Alteration of Existing windows.

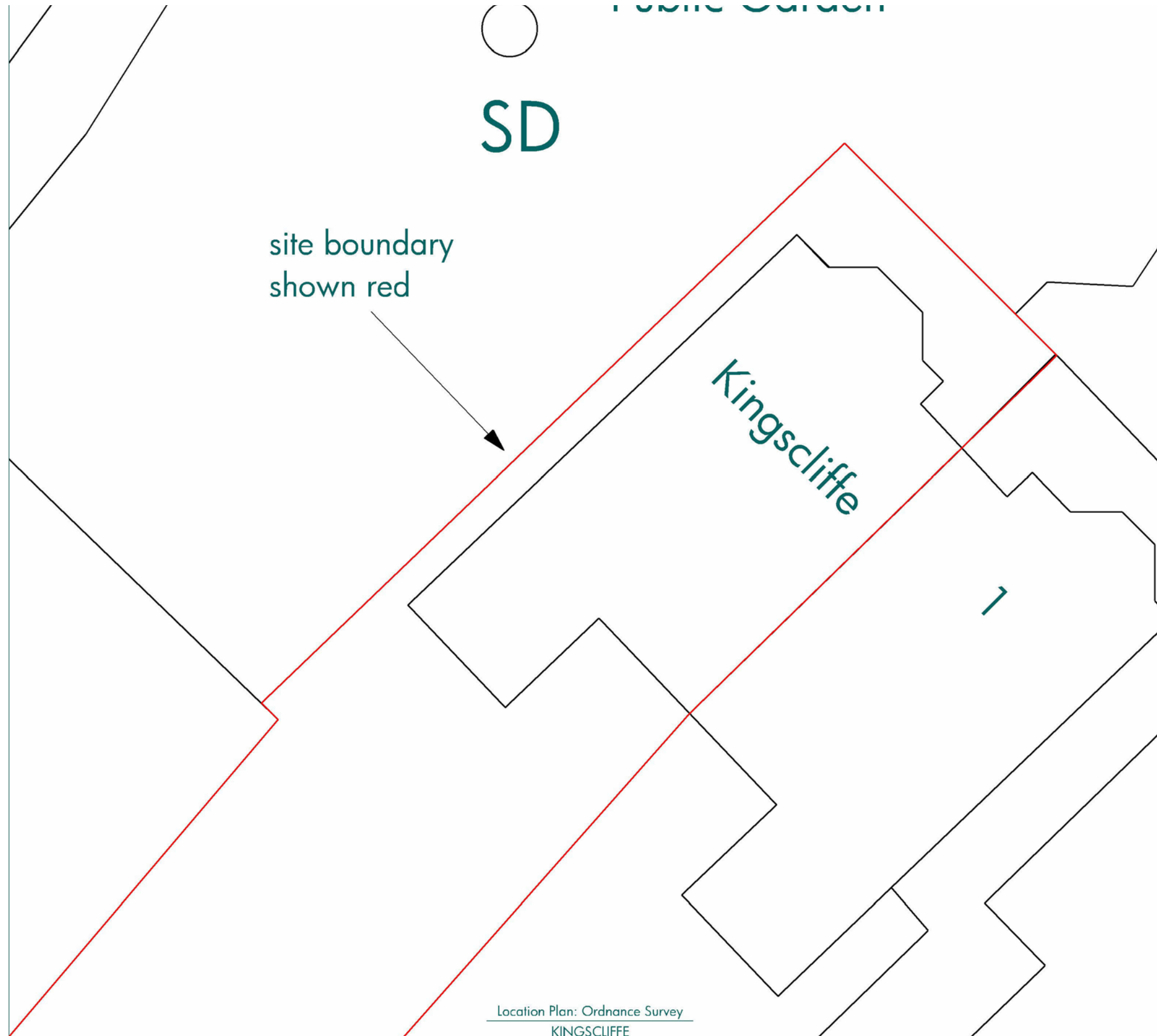
The current window to the first floor are old and have to be replaced. The window area is too large, causing excess solar gain.

We propose a sympathetic window, in terms of proportion and materiality. The windows will be high quality painted wood.

Ambitions

Our ambitions are to create a sensitive architecture which responds positively, in form, massing and material to the heritage of the original house, and the conservation area.

Location Plan - OS 1:12500



Context: Belsize Park

Belsize Park is an area of north-west London, England, in the London Borough of Camden. It gives its name to a ward of the borough, called Belsize, which covers most of Belsize Park; the rest of Belsize Park is part of Hampstead Town.

It is located 3.4 miles (5.5 km) north-west of Charing Cross and has a station on the Northern line. Some nearby localities are Hampstead to the north and west, Kentish Town and Gospel Oak to the east, Camden Town to the south east and Primrose Hill to the south. It is a lively area with many restaurants, pubs and cafés along Haverstock Hill and also England's Lane. Hampstead Heath is a 10- to 12-minute walk. Primrose Hill park is a 5-minute walk from England's Lane and provides some of the best views of Central London.

Belsize Park is in the Hampstead and Kilburn constituency whose present MP is Tulip Siddiq.

History

The name is derived from French *bel assis* meaning 'well situated'. The Manor of Belsize dates back to 1317. Although not named on the Geographers' London Atlas, the area has many thoroughfares bearing its name: Belsize Avenue, Belsize Court, Belsize Crescent, Belsize Gardens, Belsize Grove, Belsize Lane, Belsize Mews, Belsize Park (the road), Belsize Park Gardens, Belsize Place, Belsize Square, and Belsize Terrace.

The name comes from the 17th-century manor house and parkland (built by Daniel O'Neill for his wife, the Countess of Chesterfield) which once stood on the site. The estate built up between 1852 and 1878, by which time it extended to Haverstock Hill. After World War I, the construction of blocks of flats began, and now a great many of the larger houses are also converted into flats.

In World War II, a large underground air-raid shelter was built here and its entrance can still be seen near the tube station at Downside Crescent. The area on Haverstock Hill north of Belsize Park underground station up to Hampstead Town Hall and including part of a primary school near the Royal Free Hospital was heavily bombed. When the area was rebuilt, the opportunity was taken to widen the pavement and build further back from the road.

Context: Antrim Road

Antrim Road is a short residential side street running north from England's Lane which changes its name to Antrim Grove as it bends to the East to connect with Haverstock Hill.

Both streets are lined with period properties although toward the South these are mostly mansion flats while to the North they are mostly semidetached pairs of substantial Edwardian dwellings.

"A Pair"

The pair of which Kingscliffe forms part relates most closely to the dwellings around the bend on Antrim Grove.

South

Immediately to the South starts a terrace of 3 storey mansion flats.

Rear

The property is abutted to the rear by continuously terraced properties fronting onto Primrose Gardens.

Conservation Area

Antrim Road is located at the eastern boundary of the Belsize Conservation Area, but No. 15 (Antrim Grove) is the only property that is listed.

Today

The house requires refurbishment and modernisation to allow it to continue to serve as a high quality family home.

Context: Kingscliffe

The site is a two storey semi-detached dwellinghouse on the south-eastern side of Antrim Road.

It is located within the Belsize Conservation Area (CA) and is identified in the Belsize Conservation Statement as making a positive contribution to the character of the CA.

It is adjacent to Antrim Grove Public Gardens.

A side alley connects to the rear garden which is approximately 24m deep and enclosed by brick walls and timber fences.

Gardens

The property provides a modest front garden and access via a shared side alley to a generous rear garden.

The rear garden provides a small paved patio sheltered by the existing wing while the rest features a generous lawn area with planted borders.

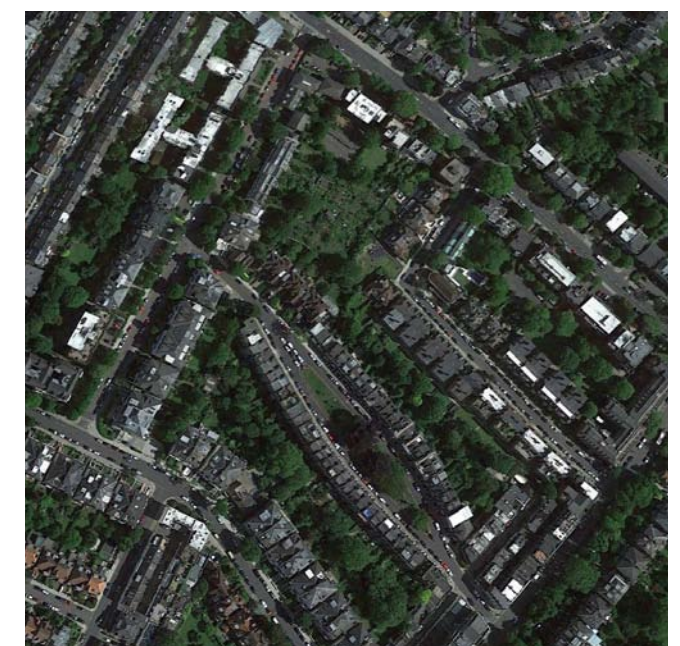
Past

The home, Kingscliffe, was extensively altered over 20 years ago: a 2 storey extension was built on the footprint of that property's utility wing; and the 3rd floor loft was converted and fitted with new front and rear rooflights.

Trees & Planting

There are mature trees and planting at the foot of the garden which provides significant screening from the terrace behind.

Trees and planting will not be affected by the proposals.



The Proposal

The owners of Kingscliffe, Antrim Road intend to carry out works to fully refurbish and modernise the residential building. An important part of these works will be the refurbishment of its architectural features..

No Alteration to the Front

No alterations are proposed to the front of the property whereas to the rear the opportunity exists to improve the accommodation and its relationship to its primary garden amenity space.

New Extension

The height of the new Extension would match the existing brick string course on the main dwelling and as such would duplicate that datum of the two storey extension to Kingscliffe.

The proposal is to match the brick course which runs continuously around the semi-detached pair would be the most sympathetic design approach.

CAS Conservation Area Statement

The CAS (Belsize) notes at BE22 that “rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or Conservation Area.”

The proposed replacement follows that guidance closely and has been designed in sympathy with the host dwelling in both its massing and details.

Following the aims of CPG1 (Design), the proposal uses high quality materials sympathetic to its architectural language. CPG1 calls for the height of extensions to “respect the existing pattern of rear extensions.”

Planning Policies

The scheme has been designed with reference to a number of documents and policies published by the London Borough Camden:

Relevant policies and guidance

- National Planning Policy Framework (2012)
- London Plan (2016)
- Camden Local Plan (2017)
 - o G1 – Delivery and location of growth
 - o A1 – Managing the impact of development
 - o D1 – Design
 - o D2 – Heritage

Supplementary Guidance

- o CPG1 – Design
- o CPG6 – Amenity
- Belsize Conservation Area Statement (2003)

Development Policies

- DP2 – Making full use of Camden’s capacity for housing
- DP22 – Promoting sustainable design & construction
- DP24 – Securing High Quality Design
- DP25 – Conserving Camden’s Heritage
- DP26 – Managing the Impact of Development on Occupiers and Neighbours
- Supplementary Planning Documents
- CPG1 - Camden Planning Guidance
- CPG6 – Amenity
- Conservation Area Statement – Belsize Conservation Area

DP2 – Making full use of Camden’s capacity for housing

In compliance with DP2 the proposal would not result in any reduction in residential floor space. In fact it adds to it.

DP22 – Promoting sustainable design & construction.

With reference to DP22, due consideration will be given to determining the most sustainable manner of carrying out the work, disposing of the waste and sourcing new building materials.

Refurbishment of the building will provide the opportunity to upgrade its existing envelope and greatly improve its thermal efficiency. Energy efficient lighting and other environmental systems are a committed part of the design brief.

DP24 – Securing High Quality Design

With reference to DP24, the proposals have been carefully designed using high quality materials matching those of the existing building. Alterations would respond directly to the local context character building on relationships with neighbouring and adjoining dwellings.

Preservation and refurbishment of the existing property will retain its ‘embodied’ energy while enhancing its environmental performance in order to provide a high quality family home. Section 24.23 states that “private outdoor amenity space can add significantly to ... quality of life and applicants are therefore encouraged to explore all options for the provision of new private outdoor space” where “the residential amenity of neighbours (is) preserved”.

The proposals have been carefully designed to achieve these aims.

DP25 – Conserving Camden’s Heritage

DP25 requires development within conservation areas to demonstrate that the character and appearance of the area will be preserved and enhanced.

Much of the intended work to the dwelling will be devoted to refurbishment of the existing building fabric which will provide real benefit to the Belsize Conservation Area.

The proposed alterations and extension are proportionate and sympathetic in scale. The enhancements to the rear, the extension and the dormers have been carefully considered so that they are in balance with the quality and character of the existing building and its neighbours. Garden landscape features will be retained and enhanced.

DP26 – Managing the Impact of Development on Occupiers and Neighbours

The relevant sections of DP26 address protection of the privacy, light and outlook of neighbouring properties from potential adverse impacts resulting from the proposals. The proposals we feel have no adverse impact on neighbours.

Access Statement

The existing building will be extended to create new accommodation which will be no less accessible than the existing building.

A wash room at ground floor already exists. Access to the garden will be improved with level thresholds to a generous terrace.

All building works will comply with current Building Regulations and best practice wherever possible.

Planning History & Research

Planning Application - 2013/7615/P

Site Address
Kingscliffe Antrim Rd London NW3 4XS

Application Progress Summary
Application Registered 05-12-2013
Comments Until 02-01-2014
Date of Committee
Decision Granted 16-01-2014
Appeal Lodged
Appeal Decision

Application Details
Application Number 2013/7615/P
Site Address Kingscliffe Antrim Road London NW3 4XS

Application Type Householder Application
Development Type Residential Minor Alterations

Proposal **Enlargement of existing rear dormer window.**

Current Status FINAL DECISION
Applicant Mr Jonathan Segal
Agent Bchitecture
Wards Belsize

Location Co ordinates Easting 527481
Northing 184821

OS Mapsheet
Appeal Submitted? No

Appeal Decision
Case Officer / Tel Tessa Craig 6750
Division Advice and Consultation Team

Planning Officer Tessa Craig
Determination Level Delegated
Existing Land Use C3 Dwelling House
Proposed Land Use C3 Dwelling House

Planning Application - 2008/5534/P

Site Address
Kingscliffe Antrim Road LONDON NW3 4XS

Application Progress Summary
Application Registered 06-01-2009
Comments Until 28-01-2009
Date of Committee
Decision Granted 30-01-2009
Appeal Lodged
Appeal Decision

Application Details
Application Number 2008/5534/P
Site Address Kingscliffe Antrim Road LONDON NW3 4XS

Application Type Full Planning Permission
Development Type Residential Conversion

Proposal **Change of use from 2 residential units (1x1-bedroom flat and 1x 6-bedroom maisonette) into a single dwellinghouse(Class C3).**

Current Status FINAL DECISION
Applicant Jonathan Segal
Agent Schulenburg

Projects
Wards Belsize
Location Co ordinates Easting 527481
Northing 184821

OS Mapsheet
Appeal Submitted? No

Appeal Decision
Case Officer / Tel John Sheehy 5649
Division West Area Team

Planning Officer John Sheehy
Determination Level Delegated
Existing Land Use C3 Dwelling House
Proposed Land Use C3 Dwelling House

Planning Application - 2013/7617/P

Site Address
1 Antrim Road London NW3 4XS

Application Progress Summary
Application Registered 17-12-2013
Comments Until 16-01-2014
Date of Committee
Decision Granted 10-03-2014
Appeal Lodged
Appeal Decision

Application Details
Application Number 2013/7617/P
Site Address 1 Antrim Road London NW3 4XS

Application Type Full Planning Permission
Development Type New Residential Development

Proposal **Conversion of 2 flats into 1x single-dwelling house with associated external alterations to include the erection of a rear ground floor level extension, enlargement of first floor rear window with Juliet balcony railings, enlargement of side and rear dormer windows and installation of rooflights.**

Current Status FINAL DECISION
Applicant Mr & Mrs Marc Falconer & Cherry Norton

Agent Bchitecture
Wards Belsize
Location Co ordinates Easting 527484
Northing 184817

OS Mapsheet
Appeal Submitted? No

Appeal Decision
Case Officer / Tel Tania Skelli-Yaoz 6829
Division West Area Team

Planning Officer Tania Skelli-Yaoz
Determination Level Members Briefing
Existing Land Use C3 Dwelling House
Proposed Land Use C3 Dwelling House

KINGSCLIFFE

Planning Application - 2014/1810/P

Site Address
1 Antrim Road London NW3 4XS

Application Progress Summary
Application Registered 31-03-2014
Comments Until 24-04-2014
Date of Committee
Decision Granted Subject to a Section 106 Legal Agreement 07-08-2014
Appeal Lodged
Appeal Decision

Application Details
Application Number 2014/1810/P
Site Address 1 Antrim Road London NW3 4XS

Application Type Householder Application
Development Type Residential Extension

Proposal **Excavation of basement under footprint of existing dwelling with rear and side lightwells to dwelling house (Class C3).**

Current Status FINAL DECISION
Applicant Mr & Mrs Marc Falconer & Cherry Norton

Agent Bchitecture
Wards Belsize
Location Co ordinates Easting 527484
Northing 184817

OS Mapsheet
Appeal Submitted? No

Appeal Decision
Case Officer / Tel Niall Sheehan 3968
Division West Area Team

Planning Officer Niall Sheehan
Determination Level Awaiting Legal Agreement

Existing Land Use C3 Dwelling House
Proposed Land Use C3 Dwelling House

Planning Application - 2016/0554/P

Site Address
1 Antrim Road London NW3 4XS

Application Progress Summary
Application Registered 15-02-2016
Comments Until 02-02-2016
Date of Committee
Decision Granted 26-02-2016
Appeal Lodged
Appeal Decision

Application Details
Application Number 2016/0554/P
Site Address 1 Antrim Road London NW3 4XS

Application Type Approval of Details
Development Type Approval or variation of Conditions

Proposal **Details of suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement in relation to condition 5 of 2014/1810/P, 07/08/2014, for; Excavation of basement under footprint of existing dwelling with rear and side lightwells to dwelling house (Class C3).**

Current Status FINAL DECISION
Applicant Mr & Mrs Cherry Norton & Marc Falconer

Agent Bchitecture
Wards Belsize
Location Co ordinates Easting 527484
Northing 184817

OS Mapsheet
Appeal Submitted? No

Appeal Decision
Case Officer / Tel Obote Hope 2555
Division Planning Solutions Team

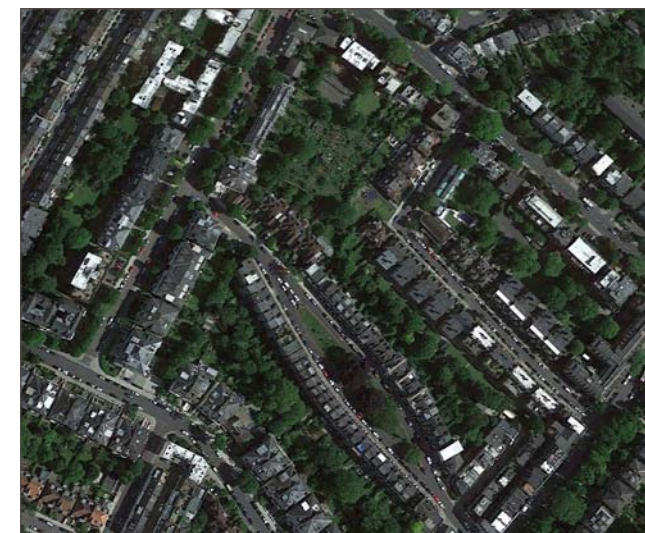
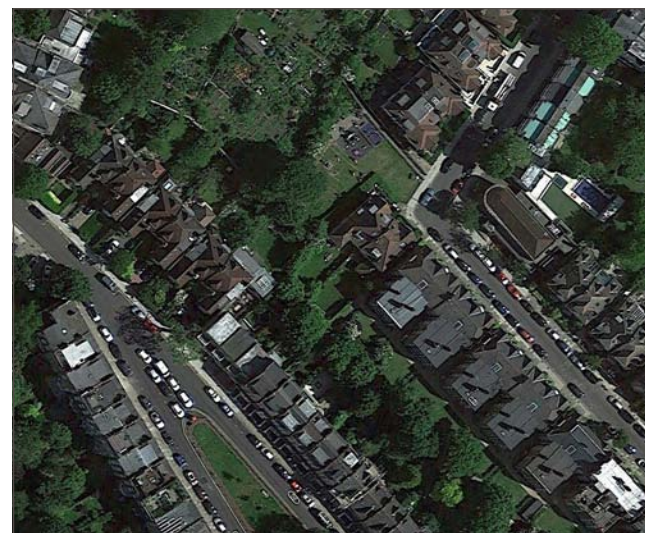
Planning Officer Officer Obote Hope
Determination Level Delegated
Existing Land Use C3 Dwelling House

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2.0 ASSESSMENT

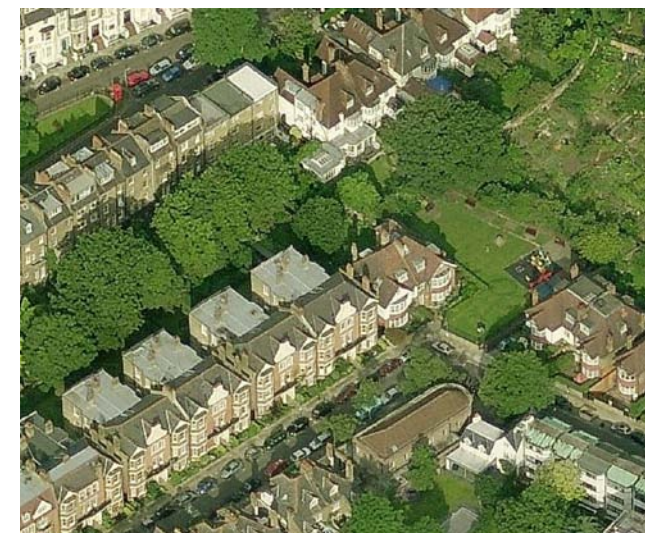
SITE CONTEXT

Context: Aerial - Aerial View



Context: The Site

Context: Aerial - Birds Eye View



Existing - Photos: External



Existing: Photos: From Neighbour



Existing - Photos - Site Meeting 2017-06-29 with Camden Planning Officer



3.0 EVOLUTION

DESIGN DEVELOPMENT, PRE-
PLANNING CONSULTATION

Preliminary Form Exploration

Extension - Form and Material

Full Glass Extension



Partial Glass Extension



Simple Contextual Form



ISSUES

- South facing facaded will create extensive overheating.
- Unsympathetic to existing heritage context
- Awkward junction with neighbour
- Material - Glass is not appropriate for a heritage response
- Acoustic and overlooking issues

CONCLUSION

Inappropriate for this project

- REJECTED BY CLIENT & DESIGNERS

ISSUES

- South facing facaded will create extensive overheating.
- Unsympathetic to existing heritage context
- Awkward junction with neighbour
- Material - Glass is not appropriate for a heritage response
- Acoustic and overlooking issues

CONCLUSION

Inappropriate for this project

- REJECTED BY CLIENT & DESIGNERS

ISSUES

- Formally - is a "calm", simple form
- Sympathetic to existing heritage context
- Simple formal solution with neighbour
- Materials - reclaimed brickwork to match existing
- No acoustic or over-looking issues

CONCLUSION

Preferred Option: Appropriate for this project

Pre-Planning Meeting On Site 29th June 2017

EMAIL TO PLANNING OFFICER: 30th June 2017

Dear Charlotte

Thank you so much for the productive meeting on site.

My notes of understanding are as following:

1. EXTENSION: The principle of the extension is agreed, in terms of volume and materiality
2. EXTENSION BOUNDARY CONDITION: Adjacent wall to neighbour) you queried the solution on this, and felt it was a fussy compromised solution which should be revisited. We agreed to explore a solution which was simplified in form and construction, respecting the materiality and fenestration details
- We agreed that we would
 - a. Redraw the Ground Plan
 - b. Hand sketch a sketch solution.
3. EXTENSION ROOF: we agreed that although ideally the roof could be "green", it was rather too small an area. We propose a simple flat roof, with stone pebbles to have a more naturalistic feel, this will also encourage micro-biodiversity.
4. DORMER: Already has permission as discussed - it will be a mirror the neighbours dormer. in size and geometry
5. WINDOWS ON THE FIRST FLOOR. We said we would look at the fenestration of both windows facing the garden.
6. WINDOW REPLACEMENT: We intend to replace all the windows with a heritage window in hard wood. New Windows will be in harmony and in the same style and construction. We want to get the sense of proportion right for the windows, and will research into this further.
7. WINDOW COLOUR: An important discussion. We will suggest a simple heritage colour - such as dark green or dark blue.
8. MATERIALS - EXTENSION: The new extension will use the existing bricks to create a sympathetic extension which is in harmony with the existing - our aim is that the the project once finished has a feeling of it was "always their"
9. MATERIALS - Render on upper floors - we agreed that a textured finish was more sympathetic to the original house..

ACTIONS

As agreed we will prepare sketches for the boundary condition of the extension, and adjust the plans. We hope to have this with you early next week.

SUBMISSION

We agreed in principle that we would then be in a very good position to submit for Planning Approval.

Overall we were pleased to be able to discuss our (the clients and mine) aims, to create a sympathetic restoration and modest extension of the house, in form and materiality, which will create a well functioning warm heritage home for a very long time.

Please do let me know if my understanding above is correct, and I haven't left anything out.

Thank you for your time to come on site, and look forward to corresponding with you.

best wishes

Azhar



Sketch Study: Boundary Conditions - Form Studies

1. Pre-Planning Proposal

Previous to Consultation with Planning Officer on Site

Initial Proposal:
Set back creates, awkward and fussy Form.
Technically awkward details



2. Simplified Planning Proposal

After Consultation with Planning Officer on Site

Simplified Form:
Clarity - lines up with neighbours extension
Material: reclaimed bricks to match existing
Opportunity for planting on neighbours side.



Sketch Option: Preferred

Existing Window

Replaced with more appropriate in terms of:
- Proportion & Geometry
- Performance

Dormer

Existing Dormer enlarged.
To match neighbour.
Planning Permission already agreed.

Shared Garden Wall

Adjusted. as indicated,
using used bricks to match existing.

New Extension

Form: Simplified form which lines up with key geometries of existing house.
Material: Reclaimed brick to match existing. Keeping decorative detail along top to match existing.

Respect Existing

Well Proportioned

Material Continuity

Pre-Planning Response: Summary

Date: 18/07/2017
Our ref: 2017/3174/PRE
Contact: Charlotte Meynell
Direct line: 020 7974 2598
Email: charlotte.meynell@camden.gov.uk

7. Conclusion

The proposed erection of a side and rear infill extension and alterations to the rear windows are considered acceptable in principle. The detailed design of the proposal including the use of matching reclaimed red brick, the replacement of the rear windows with appropriately sized timber framed glazing, and the continuation of the detailed brick course would ensure that the proposal preserves and enhances the character and appearance of the host building and Belsize CA. As such, the proposal is likely to receive a favourable recommendation from officers at planning stage.


8. Planning application information

- 8.1 If you decide to submit a planning application for the proposed scheme, I would advise you to submit the following for a valid planning application:
- 1. Completed form – Householder Planning Permission Application
 - 2. An ordnance survey based location plan at 1:1250 scale denoting the application site in red
 - 3. Floor plans at a scale of 1:50 labelled ‘existing’ and ‘proposed’
 - 4. Roof plans at a scale of 1:50 labelled ‘existing’ and ‘proposed’
 - 5. Elevation drawings at a scale of 1:50 labelled ‘existing’ and ‘proposed’
 - 6. Section drawings at a scale of 1:50 labelled ‘existing’ and ‘proposed’
 - 7. Design and access statement
 - 8. The appropriate fee (£172)

1

Date: 18/07/2017
Our ref: 2017/3174/PRE
Contact: Charlotte Meynell
Direct line: 020 7974 2598
Email: charlotte.meynell@camden.gov.uk

Mr Azhar
Azhar Architecture
By email

Camden

Planning Solutions Team
Planning and Regeneration
Culture & Environment
Directorate
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG

www.camden.gov.uk/planning

Dear Azhar

Re: Kingscliffe, Antrim Road, London, NW3 4XS

Thank you for submitting a pre-planning application enquiry for the above property which was received on 26 May 2017, with the required fee of £426 received on 22 June 2017. These notes were informed by a site visit undertaken on 29 June 2017, and by a revised pre-planning application pack submitted on 5 July 2017.

- Drawings and documents**

Pre-Planning Application Pack – 5 July 2017.
- Proposal**

Advice is requested for the erection of a single storey rear and side infill extension and alterations to the first floor rear windows.
- Site description**

The site is a two storey semi-detached dwellinghouse on the south-eastern side of Antrim Road. It is located within the Belsize Conservation Area (CA) and is identified in the Belsize Conservation Statement as making a positive contribution to the character of the CA.

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- Supplementary Guidance**
 - CPG1 – Design
 - CPG6 – Amenity
- Belsize Conservation Area Statement (2003)**

6. Assessment

The main issues to consider in this case are as follows:

- Design and heritage;
- Impact on the amenity of adjoining occupiers.

Design and heritage

The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 requires extensions to consider the character, setting, context and the form and scale of neighbouring buildings; the quality of materials to be used; and the character and proportions of the existing building. Policy D2 additionally states that the Council will only permit development within conservation areas that preserves or enhances the character and appearance of the area.

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

The proposal involves the construction of a ground floor rear and side infill extension between the two storey rear addition and the side boundary wall with No. 1 Antrim Road. The extension would be flat-roofed and would extend 3.8m in depth from the original rear building line of the main house, in line with the rear building line of the existing two storey rear extension. The extension would be built using reclaimed red brick to match the existing house, and the existing side boundary wall would be built up to form the flank wall of the extension. Timber framed sliding doors would be inserted into the rear fenestration of both extensions at ground floor level, and two flush rooflights would be inserted into the new flat roof below the first floor bedroom window.

A single storey rear and side infill extension in this location is likely to be considered acceptable in principle as the rear elevations of the semi-detached pair Kingscliffe and No. 1 Antrim Road have previously been altered. The rear of the building is not visible from the public realm, and the proposed extension would only be visible from the upper floors of the host building and immediate neighbouring properties. The extension would not be overly bulky and is considered subordinate to the host building in terms of size and scale, and the detailed design of the proposal, including the incorporation of a soldier course and continuation of the existing brick course detailing on the extension, would ensure that the proposal preserves the character and appearance of the host building.

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4. **Relevant planning history**

Kingscliffe
2013/7615/P – Enlargement of existing rear dormer window. **Planning permission granted 16/01/2014.**

2008/5534/P – Change of use from 2 residential units (1x1-bedroom flat and 1x 6-bedroom maisonette) into a single dwellinghouse (Class C3). **Planning permission granted 30/01/2009.**

9005469 – Conversion of a loft to form additional room for second floor flat as shown on drawing nos. 111/1 111/2 111/3 111/4 111/5 111/6 and 111/7. **Planning permission granted 21/11/1990.**

8703344 – Erection of a single-storey rear extension at first floor level to provide additional space for existing kitchen including alterations to the roof as shown on drawings No. KIN/00/01 02 03 04 05 06 07 08 09B 10A 11 12A 13 and 14 revised on 15th March 1988. **Planning permission granted 08/04/1988.**

1 Antrim Road (Neighbouring property)
2016/0554/P – The erection of a single-storey rear extension to provide study, lobby and Details of suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement in relation to condition 5 of 2014/1810/P, 07/08/2014, for; Excavation of basement under footprint of existing dwelling with rear and side lightwells to dwelling house (Class C3). **Approval of details granted 26/02/2016.**

2014/1810/P – Excavation of basement under footprint of existing dwelling with rear and side lightwells to dwelling house (Class C3). **Planning permission granted subject to Section 106 Legal Agreement 07/08/2014.**

2013/7617/P – Conversion of 2 flats into 1x single-dwelling house with associated external alterations to include the erection of a rear ground floor level extension, enlargement of first floor rear window with Juliet balcony railings, enlargement of side and rear dormer windows and installation of rooflights. **Planning permission granted 10/03/2014.**

5. **Relevant policies and guidance**

- National Planning Policy Framework (2012)**
- London Plan (2016)**
- Camden Local Plan (2017)**
 - G1 – Delivery and location of growth
 - A1 – Managing the impact of development
 - D1 – Design
 - D2 – Heritage

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The scheme also includes alterations to the first floor rear windows; namely to replace the existing uPVC and timber framed windows with new timber framed glazing, and to reduce the width of the first floor rear extension window. This existing window is full-height and is not considered to be sympathetic to the host building, and so the reduction in its size is welcomed.

Overall, it is considered that the design of the proposal would preserve and enhance the character and appearance of semi-detached pair of houses and the Belsize CA.

Neighbour amenity

Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The Council's amenity guidance CPG6 further details that development should be designed to minimise the impact of the loss of daylight, sunlight, artificial light levels, outlook and privacy.

Given that the proposed extension would extend only marginally above and beyond the existing side boundary wall with No. 1 Antrim Road, it is not considered that the proposal would have an unacceptable impact on the amenity of adjoining residential occupiers of No. 4 in terms of loss of daylight, sunlight, outlook or privacy.

7. **Conclusion**

The proposed erection of a side and rear infill extension and alterations to the rear windows are considered acceptable in principle. The detailed design of the proposal including the use of matching reclaimed red brick, the replacement of the rear windows with appropriately sized timber framed glazing, and the continuation of the detailed brick course would ensure that the proposal preserves and enhances the character and appearance of the host building and Belsize CA. As such, the proposal is likely to receive a favourable recommendation from officers at planning stage.

8. **Planning application information**

8.1 If you decide to submit a planning application for the proposed scheme, I would advise you to submit the following for a valid planning application:

- Completed form – Householder Planning Permission Application
- 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'
- Design and access statement
- The appropriate fee (£172)
- Please see [supporting information for planning applications](#) for more information.