

Flat 2<sup>nd</sup> rear & 3<sup>rd</sup> Floor, 53 Belsize Park Gardens  
2017/3668P



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Existing front elevations and part side view of 51 Belsize Park Gardens



Showing front/side elevations of 53 Belsize Park Gardens





Front elevation showing 53 and 51 Belsize Park Gardens



4. Showing existing dormers at adjacent building – 51 Belsize Park Gardens.

<b>Delegated Report</b> <b>(Members Briefing)</b>		Analysis sheet		Expiry Date:	22/09/2017
		N/A / attached		Consultation Expiry Date:	25/08/2017
Officer			Application Number(s)		
Oluwaseyi Enirayetan			2017/3668/P		
Application Address			Drawing Numbers		
Flat 2nd Rear and 3rd Floor 53 Belsize Park Gardens LONDON NW3 4JL			Refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of a side dormer to an existing loft conversion.					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Full Planning Permission			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>0</b>	No. of responses	<b>0</b>	No. of objections	<b>0</b>
			No. Electronic	<b>0</b>		
<b>Summary of consultation responses:</b>	<p>The application was advertised in the local press on 04/08/2017 (expiring 25/08/2017) and a site notice was displayed on 02/08/2017 to 23/08/2017</p> <p>No comments/objections were received following the statutory consultation</p>					
<b>CAAC/Local groups* comments:</b>	<p>The Belsize Conservation Area Advisory Committee was notified by email on 28/07/2017 and objected on the following grounds:</p> <ol style="list-style-type: none"> <li>1. The proposals are for a roof room not a dormer window. The proposed design is of poor quality and does not enhance the Conservation Area.</li> </ol> <p>Officer response:</p> <ol style="list-style-type: none"> <li>1. See paragraphs 2.1 and 3.3 in the report below.</li> </ol>					

## Site Description

The subject site is the top floor flat of a three storey with basement semi-detached dwelling located on south side of Belsize Park Gardens. The surrounding area is predominantly residential with similar 19<sup>th</sup> Century villas; the villas are symmetrical with slab chimney stacks, hipped slate roofs and recessed sash windows.

The subject property is not listed but is noted as a positive contributor in the conservation area.

## Relevant History

**G8/11/12/430TP** - Conversion of 53, Belsize Park Gardens, N.W.3., into three self-contained flats and one maisonette. – **Granted 04/10/1962**

**8703241**- Retention of existing rear dormer window – **Granted 07/04/1988**

**2014/0646/P** - Installation of 1 x rooflight on rear elevation of flat (retrospective).- **Granted 30/05/2014**

**2014/0719/P** - Skylight in bathroom of third floor flat – **Granted 26/03/2014**

### Neighbouring site:

**(19 Belsize Park Gardens)**

**2016/5209/P** - Erection of a side dormer to an existing loft conversion. Allowed on appeal 08/06/2017. The inspector provided the following comments;

“..... roof extensions have continued to be granted permission by the council within the context of the existing development plan policy. Regardless of how these developments came into existence I consider that they do now contribute to the character and appearance of the BCA”.

## Relevant policies

**National Planning Framework (2012)**

**The London Plan (2016)**

**Camden Local Plan (2017)**

A1 Managing the impact of development

D1 Design

D2 Heritage

**Camden Planning Guidance**

CPG1 Design (2015).

CPG 6 Amenity (2011)

**Supplementary Planning Guidance**

Belsize conservation area statement 2003

## Assessment

### 1. Proposal

1.1 The application seeks the installation of a side dormer window on the eastern elevation.

1.2 This application is assessed in terms of the impact on the host building and the Belsize Conservation Area and the impact on amenity of the adjoining occupiers.

### 2. Amendments

2.1 During the course of the application process, revisions have been sought and provided with regards to the surround appearing big with the insertion of a small window. The surround and window has been revised in line with guidance and the design is considered acceptable.

### 3. Assessment

3.1 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 (ERR) 2013.

3.2 The council will seek to ensure that roof alterations are sympathetic and do not harm the character and appearance of buildings or the wider townscape. CPG1 Design section 5.11 states 'alterations to, or the addition of roof dormers should be sensitive changes which maintain the overall structure of the existing roof form', and further states that roof alterations are likely to be acceptable where alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form.

3.3 The proposed dormer would measure 2m high x 3.1m wide x 2.5m deep and is above the 500mm distance from the ridge. The window fills out the dormer opening as set out in CPG1 section 5.11. Similar proposal have been approved within the surrounding area, and following a recent appeal allowed at 19 Belsize Park Gardens (ref: 2016/5209/P), the inspector concurs that the development of roof extensions in existence within the area **now** contribute to the character and appearance of the Belsize Conservation Area.

3.4 The choice of material complements the existing building. The proposed dormer surround material will be clad in lead. This is in accordance with CPG1 paragraph 5.9 which states "materials, such as clay tiles, slate, lead or copper that visually blend with existing materials, are preferred for roof alterations and repairs."

3.5 The proposed dormer extension would be seen from the road directly in front of the site when looking into the space between Nos. 53 and 51 Belsize Park Gardens. However, due to its position towards the middle of the building on its side elevation, there would be limited visibility within the street scene overall. As a result of this, and in the context of other comparable development in the vicinity, it is considered that the proposal would preserve the character and appearance of the Belsize Conservation Area.

### 4. Amenity

4.1 The property potentially affected by the proposed side dormer in terms of loss of light, privacy and outlook is the adjacent property at 51 Belsize Park Gardens. There are two existing dormer windows on No. 51 Belsize Park Gardens. Nos. 53 and 51 Belsize Park Gardens currently stand approximately 4metres away from each other. Given the windows on the proposed dormer would be fitted with fixed obscure glass and fixed shut, the amenity is considered not to have a detrimental impact on neighbouring property.

### 5. Conclusion

5.1 Based on the above, it is considered that the proposal would not harm the character and appearance of the existing building and would enhance the character and appearance of the wider Belsize Conservation Area.

**6. Recommendation** – Grant conditional planning permission.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 18<sup>th</sup> September 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***



Mr Zaheer Durrani  
Archetype Associates  
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Application Ref: **2017/3668/P**  
Please ask for: **Oluwaseyi Enirayetan**  
Telephone: 020 7974 **3229**

8 September 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**Flat 2nd Rear and 3rd Floor**  
**53 Belsize Park Gardens**  
**LONDON**  
**NW3 4JL**

#### Proposal:

Installation of a side dormer to an existing loft conversion.

Drawing Nos: Site location plan; 1070 (01) - 01, 02, 03; 1070 (02) - 01 Rev B, 02, 03 Rev C; Design and Access Statement dated June 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans; Site location plan; 1070 (01) - 01, 02, 03; 1070 (02) - 01 Rev B, 02, 03 Rev C; Design and Access Statement dated June 2017.

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

- 4 The side dormer window hereby approved shall be obscurely glazed and fixed shut and shall be permanently retained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

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

**DRAFT**

**DECISION**