

Delegated Report		Analysis sheet		Expiry Date:		21/09/2017	
		N/A / attached		Consultation Expiry Date:		25/08/2017	
Officer				Application Number(s)			
Alyce Keen				2017/2897/P			
Application Address				Drawing Numbers			
43 Belsize Lane LONDON NW3 5AU				A-(10)-010, A-(10)-011, A-(10)-012, A-(11)-010, A-(11)-011, A-(11)-012.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of glazed balustrade around perimeter of 2 x flat roofs of dwelling house.							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Press Notice 04/08/2017 – 25/08/2017 Site Notice 02/08/2017 – 23/08/2017 No consultation responses were received in response to this planning application.					
CAAC/Local groups* comments: <small>*Please Specify</small>		<u>Belsize CAAC:</u> Object The proposed black safety railings and infill glass panels to roof will adversely affect the appearance of this new building and its relationship to the attached adjoining property. The design of the railings is not in character with and does not form a natural extension to the cottage. There are other discreet and less intrusive man-safe systems available on the market.					

Site Description

The application site is located on the south eastern side of Belsize Lane. The site contains a new 2 storey dwelling that was approved in 2013. The site is located within the Belsize Park Conservation Area and is designated as making a positive contribution.

Relevant History

2013/1820/P - Demolition of existing retail showroom & flat (Class A1/C3), excavation to provide a basement level including a raised terraced area at rear, erection of new timber gate, all in connection with the creation of a 2 storey dwelling house (Class C3). Granted subject to a S106 on 16/08/2013.

2014/4669/P - Details pursuant to condition 12 (green roof details) following planning permission granted 16/8/2013 (2013/1820/P) for the demolition of existing retail showroom & flat (Class A1/C3), excavation to provide a basement level including a raised terraced area at rear, erection of new timber gate, all in connection with the creation of a 2 storey dwelling house (Class C3). Granted 09/09/2014.

Relevant policies

National Planning Policy Framework, 2012
London Plan, 2016

Camden Local Plan, 2017

A1 Managing the impact of development
D1 Design
D2 Heritage
CC1 Climate change mitigation
CC2 Adapting to climate change
CC3 Water and flooding

Camden Supplementary Planning Guidance

CPG1 Design, 2015, chapter 1,2 and 4
CPG6 Amenity, 2011, chapter 6, 7 and 9
CPG3 Sustainability

Belsize conservation area statement 2003 p.16-20

Assessment

Proposal

The proposal is for the installation of grey metal frames / anthracite with toughened safety glass behind around the perimeter of both roof surfaces of the existing dwelling house. The height of the metal railings would be 1.1m with 0.7m projecting above the parapet.

Design & Character

The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. The Local Plan policy D1 (Design) requires development to be of the highest architectural and urban design quality which improves the function, appearance and character of the area. Policy D2 (Heritage) states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. Camden's Local Plan Document is supported by CPG1 (Design).

The building, while a contemporary form, is clearly read as part of the two-storey mews-scale cottages which line the rest of this side of Belsize Lane, and none of these have glazed balustrades or roof terraces. Because of its pairing with the rendered neighbour at no. 41, and its setback from the road, this one would be particularly prominent, and would substantially alter the massing of the host building as seen from the street. Glazed balustrading would also be completely incongruous with the palette of

local materials.

The Council's conservation officer has reviewed the scheme and objects for the following reasons outlined above.

Therefore the proposal is considered to be contrary to policy D1 and D2 of the Camden Local Plan and CPG1.

Amenity

Policy A1 of the Local Plan 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. This includes privacy, outlook, noise and impact on daylight and sunlight. Camden's Local Plan Document is supported by CPG6 (Amenity).

Even though the purpose of the balustrades is safety railings the Council does have concerns that the installation of these balustrades would allow the roof to be used as a terrace. However it is not considered that this would result in overlooking to any habitable rooms of nearby residential properties.

Sustainability

In line with policies CC1, CC2 and CC3 of the Camden Local Plan 2017, all developments in Camden are required to make the fullest contribution to the mitigation of and adaptation to climate change, to minimise carbon dioxide emissions and contribute to water conservation and sustainable urban drainage.

The new 2 storey dwelling house was approved under 2013/1820/P. A Sustainable Homes Report by eb7 dated 17th April 2013 was submitted with this planning application. This report detailed that the PV panels will contribute to the SAP calculations.

The drawings show the loss of the PV panels as approved under 2013/1820/P. The loss of PV panels would result in a change to the calculations specified in the Sustainable Homes Report by eb7 dated 17th April 2013. If the scheme were considered to be acceptable it would have been requested to demonstrate that the loss of PV panels would not alter the approved Sustainability levels. An informative is added reminding the Applicant that the PV panels should be retained.

Conclusion

The proposed safety balustrade would appear as an incongruous element on the host building and within the streetscene as a result of its scale, siting and material.