

Aerial: Belsize Lane looking north-west. No. 87 highlighted in red.



87 Belsize Lane

London NW3 5AU

Planning application

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SQUARE FEET ARCHITECTS

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Introduction

Square Feet Architects have been appointed by the building owners to submit a Planning Application + Listed Building Consent for:

- installing a new conservation rooflight and replace the existing cement roof boards with natural roof slates to the pitched roof to the front elevation of a Grade II Listed Building.

Purpose of the report

The purpose of this report is to detail the extent of the proposal that planning application + listed building consent submission is being sought for, and to demonstrate our understanding and fulfilment of the Council's policies in relation to this proposal.

Drawings

All drawings reproduced in this report are Not To Scale. For scaled drawings please see Planning Application set.

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1.0 Context + Planning Policy

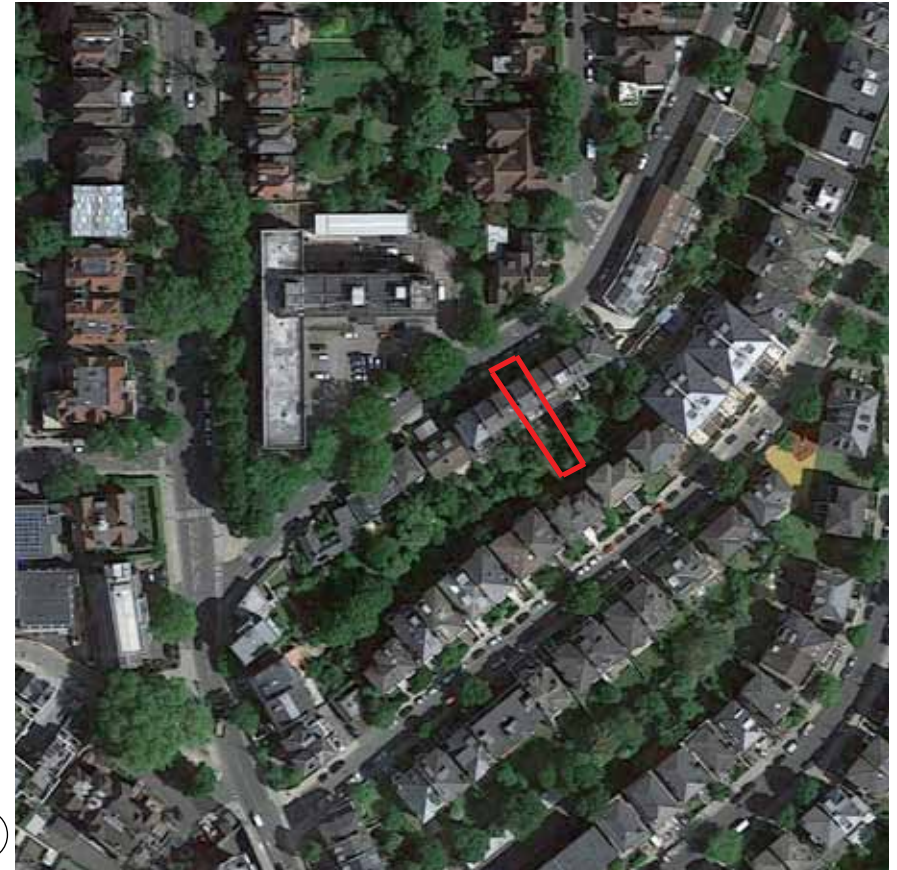
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Aerial Photo. No.87 highlighted in red. NTS

1.0 Context

1.1 Existing Site

The application site is located on the south side of Belsize Lane close to the junction with Fitzjohn's Avenue. It comprises a three storey plus semi-basement terrace building.

The house forms part of a Grade II listed terrace of eight mid 19th century houses (nos. 79 to 93) in stucco, slated roofs with projecting bracketed eaves and brick slab chimney-stacks to party walls. The site is within Belsize Park Conservation Area and it was built in 1856 as part of the new 'Belsize Terrace'.

The property was completely refurbished in 2007, including internal alterations and the removal of earlier rear extensions. The interior is devoid of historic details as these were all removed before 2007; some of the reinstated details, such as the doors and fire surrounds, are not 'authentic'.

There are three existing rooflights to the rear elevation which are not visible from the public street and which were proposed to be replaced with a dormer; this gained permission in previous planning application (2016/2089/P) + listed building consent (2016/2197/L). The existing roof has cement roof boards and the replacement with natural roof slates to the rear pitch has been approved within the planning applications mentioned above.

The houses at n. 79 and 85 in the Listed terrace have similar rooflights, to the rear and front elevations, to improve the incoming light in the loft conversions.

N. 85's rooflights were approved by Camden Council in 2010, within planning application 2010/0209/P and listed building consent 2010/0217/L.

1.2 Recent Planning History

Case No: 2005/0670/P Registered: 18/03/2005 Status: Approved

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.

Case No: 2005/4904/L Registered: 02/12/2005 Status: Approved

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 alterations to approved basement floor layout.

Case No: 2016/2089/P Registered: 19/04/2016 Status: Approved

Replacement of rear conservatory with new rear infill extension, replacement of rear rooflights with single new rear dormer and re-roofing of rear roof slopes, reinstatement of original store under front entrance steps and reinstatement of cast iron flower balcony to the ground floor front window.

Case No: 2016/2197/L Registered: 21/04/2016 Status: Approved

Replacement of rear conservatory with new rear infill extension, replacement of rear rooflights with single new rear dormer and re-roofing of rear roof slopes, reinstatement of original store under front entrance steps and reinstatement of cast iron flower balcony to the ground floor front window.

Case No: 2017/2200/P Registered: 03/05/2017 Status: Approved

Reconfiguration of the front garden of the property,

including the creation of cycle storage at lower ground floor level and the replacement of a 2x palm trees.

Case No: 2017/2505/L Registered: 03/05/2017 Status: Approved

Reconfiguration of the front garden of the property, including the creation of cycle storage at lower ground floor level and the replacement of a 2x palm trees.

Case No: 2017/3027/L Registered: 13/06/2017 Status: Approved

Details of roof slates, bi-fold doors, junction between the extension and existing walls, and service runs required by conditions 3a, 3b, 3c and 3d of 2016/2197/L, dated 14/06/2017, for; Demolition of existing conservatory and proposed new rear extension, internal alterations and external alterations to balcony and front window.

Case No: 2017/4806/P Registered: 01/09/2017 Status: Approved

Discharge of condition 4 (landscaping details) of planning permission ref: 2017/2200/P granted on 12/06/2017 for the reconfiguration of the front garden of the property, including the creation of cycle storage at lower ground floor level and the replacement of 2 x palm trees.



Aerial view of front of the houses

1.3 Planning Policy

Camden's various planning policies wish to promote respect for local character in the design of all buildings and ensure that they are in harmony with their settings - aiming to help improve the local area through good design. This property has scope to be improved and in turn to enhance the conservation area.

The following policies are felt to be relevant to the proposal:

- CS6 Providing quality homes
- CS14 Promoting high quality places and conserving our heritage
- DP24 Securing high quality design
- DP25 Conserving Camden's heritage
- DP26 Managing the impact of development on neighbours
- CPG1 Design
- CPG2 Housing

1.4 Existing Accommodation

The property is a single family dwelling and its use is not going to be changed.

The domestic scale of the existing building is maintained with the previously proposed extensions, which were designed to be subservient to the existing house and have minimal impact of the character and appearance of the listed terrace and conservation area.

The site is approx. 175 sqm. The existing house has approx. 259 sqm of Gross Internal Area with an additional 31 sqm of unconverted loft storage space in the eaves of the existing roof.

Front Elevation

The front elevation is rendered, with cast iron details for railings and balustrades.

The roof has cement roof boards and it is not visible from the street at any angle or perspective.

Windows

All the windows have slim sashes and are single glazed.

The small window on the front at the Lower Ground level is the only fixed window at the house, nevertheless its frame is staggered to mimic the shape of a sash one.



Front Garden from Belsize Lane

2.0 Proposal

New conservation rooflight to front elevation

To guarantee a better incoming of light and natural ventilation in the Loft bathroom (as per approved planning application 2016/2089/P), it is proposed to install a new conservation rooflight to the front part of the double pitched roof.

The conservation rooflight will measure 550x980mm, in order to be of minimal impact on the roof and will be set as close as possible to the ridge of the roof, to ensure the total invisibility from the Belsize Lane or the surrounding streets.

Two of the houses within the Listed Terrace, at n.79 and n.85, have rooflights to the front elevations. In particular, n.79's rooflight is very well visible from the Northern side of Belsize Lane and from the facing Daleham Gardens. N.85's rooflights, approved by Camden Council within the planning application 2010/0209/P and listed building consent 2010/0217/L, are completely invisible from any side of the street and it's possible to see them only from an aerial point of view.

It is intended to replace the existing unsympathetic cement roof boards with the same natural roof slates approved for the rear slope, in order to enhance the historic and tidy look of the building.



Front Elevation - Proposed conservation rooflight in relation to existing adjacencies.

3.0 Existing Photographs

Front Elevation



View of the Listed Terrace front elevation from the Northern side of Belsize Lane.



View of the Listed Terrace front elevation from Tavistock & Portman NHS Foundation Trust's parking.

4.0 Sustainability

Wherever possible, all building materials to be used will be either reclaimed, or environmentally friendly products accredited by the Environmental Statement/ISO 14001.

The elements of new construction will be constructed to the stringent thermal insulation standards of the Building Regulations Part L1B.

5.0 Access

The existing building is a historic Victorian terraced property. The apartment entrance door at Upper Ground Floor level is accessed by an ascending flight of seven steps from pavement level, with a further step on the door line.

The apartment entrance door at Lower Ground Floor level is accessed from the front garden by a descending flight of eight steps from pavement level.

A new door on the side of the rear elevation is going to give access from the interior of the house to the roof terrace, as currently approved within planning application 2016/2089/P.

Within the context of the proposals and the topography of the site, it is not reasonably possible to improve its access.

The site has a PTAL rating of 6a.

6.0 Conclusion

This proposal is considered to be in keeping with the scale and proportion of the host building and the character of the conservation area and the neighbouring properties.

The installation of a new conservation rooflight to the front elevation of the house will not interfere with the look of the Listed Terrace, as it will not be visible from the street. At the same time, the replacement of the untidy cement roof boards with natural slates will contribute positively to the living quality of the house and the loft extension.

The design of the rooflight will be mimetic with the rest of the construction, being recessed into the roof slates and therefore further less visible.

As mentioned above, other houses in the Listed Terrace were recently provided of similar rooflights.

We trust therefore the application will be supported with a positive recommendation.

If any further information is required, please contact Anna Saldi at Square Feet Architects.