

# 6 Belsize Avenue, NW3 4AU (2018/0075/P)



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1. Front elevation



2. Rear elevation



3. No. 4 Belsize Avenue's Extension



4. No.8 Belsize Avenue's Extension



5. Rear garden



<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>05/03/2018</b>
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>	<b>01/03/2018</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Sofie Fieldsend			2018/0075/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
6 Belsize Avenue London NW3 4AU			Please refer to draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Erection of single storey ground floor rear extension, single storey front porch with access steps and timber stores to front garden. Replacement front/rear first floor windows.					
<b>Recommendations:</b>		Grant conditional planning permission			
<b>Application Type:</b>		Householder Application			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft 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>
<b>Summary of consultation responses:</b>	<p>A site notice was displayed on 31/01/2018 (consultation end date 21/02/2018) and a press notice was published on 08/02/2018 (consultation end date 01/03/2018).</p> <p>No responses were received following the public consultation process.</p>					
<b>Belsize Residents Association</b>	<p>In response to this application, 1 objection was raised by the Belsize Residents Association and 1 comment was received from Belsize CAAC.</p> <p><u>Belsize Residents Association's</u> objection comments are as follows:</p> <p>My objection is on the account of insufficient information submitted. There are no photographs of the context, nor dimensions or levels on the proposed drawings.</p> <p><b>Officer comment:</b> All existing and proposed plans have a scale bar included and section drawings have been including showing levels. Photographs are not required to validate an application, however photos have been included for Member's Briefing. It is considered that sufficient information was submitted in order for officers to make an assessment.</p>					
<b>Belsize CAAC</b>	<p><u>Belsize CAAC</u> comments can are as follows:</p> <ol style="list-style-type: none"> <li>1. No objection, however the extension is not sufficiently highlighted to enable an informed comment to be made.</li> <li>2. We notice that there is a prominent tree in the front garden providing valuable amenity and we do not know whether it is already protected by a TPO, should it not be so we would urge the council to consider serving a TPO notice to protect the environment.</li> </ol> <p><b>Officer comment:</b></p> <ol style="list-style-type: none"> <li>1. Plans were considered sufficient by officers to allow a decision to be made</li> <li>2. See paragraph 4.1</li> </ol>					

## Site Description

The application site is a three storey mid-terrace property located on the South-Eastern side of Belsize Avenue. Although the property is not listed, the application site is within the Belsize Conservation Area.

The adjoining neighbours at No's.4 and 8 Belsize Avenue have both constructed full width single storey rear extensions and front porches.

## Relevant Planning History

None relevant for the subject property (6 Belsize Avenue)

Relevant planning history for other properties in the street:

### 4 Belsize Avenue

2011/6267/P– Erection of porch to front elevation at ground floor level to dwelling (Class C3). **Granted 13/02/2012.**

**2012/0140/P**– Erection of full width single storey rear extension in connection with single family dwelling (Class C3). **Granted 15/02/2012**

### 8 Belsize Avenue

**2013/6653/P**– Erection of a full width single storey rear extension with rooflight, and installation of timber fence and bin store to front of dwelling house (Class C3). **Granted 07/01/2014**

**2013/6656/P**– Erection of front porch, addition of timber fence to top of existing rear boundary walls and replacement of gate at rear. **Granted 04/12/2013**

## Relevant policies

**National Planning Policy Framework (2012)**

**London Plan (2016)**

**Camden Local Plan (2017)**

A1 Managing the proposal impact of development

D1 Design

D2 Heritage

**Camden Planning Guidance**

CPG1 Design (2015)

CPG6 Amenity (2011)

**Belsize Conservation Area Statement (2003)**

## Assessment

### 1. The proposal

1.1. Planning permission is sought for the following works:

- Single storey rear extension measuring 3.8m deep, 6m wide and 3.3m high. It will be clad in painted metal panels with powered coated aluminium doors.
- Front porch measuring 1.5m in depth, 2m wide and 3.2m high with a flat roof. It will be finished in timber cladding.
- Two timber Stores in the front garden each measuring 0.8m deep, 2.6m wide and 1.2m high.
- Replacement windows on the front and rear elevation. The uPVC windows at first floor on the front and rear elevation will be replaced with Crittall windows.

### 2. Heritage and design considerations

2.1. The Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

2.2. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Belsize Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

2.3. The full width rear extension would project 3.8m to the rear and would align with the neighbouring extensions at No.4 and 8 Belsize Avenue, though would be 0.2m higher than these neighbouring extensions. The additional height is considered to be marginal and given its siting to the rear there will be no public views and therefore it is not considered to have a detrimental impact on the character of the host property or the wider conservation area. The extension will be clad in grey metal panels with similar style full length glazed doors to the adjoining properties. The contemporary design would differentiate the extension as a recent addition whilst preserving the special character and appearance of the host building.

2.4. The existing rear garden measures 34.5sqm. The proposed rear extension would reduce the garden area to 22sqm resulting in a 36% loss of garden space. Nevertheless, it is considered that sufficient garden space would be retained.

2.5. It is noted that No.4, 8 and 12 have similar front porches. The proposed front porch is modest in scale and will be clad in timber to match the adjoining neighbours at No.4 and 8. It is not considered to detract from the host property or this row of terrace properties. The proposed single storey rear extension and front porch are considered acceptable by virtue of their siting, size,



design and materials.

2.6. It is noted that No.4 and 8 have similar timber stores in terms of material, scale and siting as the stores in this proposal. They are considered to enhance the character of the host property and the streetscene.

2.7. Fenestration alterations includes the replacement of the uPVC windows at first floor on the front and rear elevation with Crittall windows. The new windows would match the scale, siting and pane size of the existing windows. This change is welcomed as uPVC windows detract from the character of the Belsize conservation area. The replacement windows are not considered to cause harm to the character and appearance of the host property, the wider conservation area or the amenity of neighbouring occupiers.

### **3. Impact on the visual and residential amenities of neighbouring and nearby properties**

3.1. Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration. The main properties which may be affected by the proposal are the immediate neighbours, Nos. 4 and 8 Belsize Avenue. All other nearby properties are considered to be sufficiently removed from the application site so as not to be unduly affected.

3.2. Given that the proposed rear extension does not project further than the existing extensions at No. 4 and 8 and the modest scale and depth of the front porch and bin stores, it is considered that they would not cause harm to the amenities of the neighbouring properties.

3.3. The replacement windows would match the scale, siting and pane size of the existing windows. Therefore it is not considered that their replacement will create any amenity issues in terms of loss of privacy, light or overlooking.

### **4. Trees**

4.1. It is noted that there is a mature tree located in the front garden. One comment was received from Belsize CAAC requested that this tree should be protected. The arboricultural method statement submitted was considered sufficient to demonstrate that the trees would be adequately protected during the implementation of any approval. A condition has been attached to ensure that this is adhered to during the construction process of the development.

### **5. Recommendation:**

Grant planning permission subject to conditions.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 26<sup>th</sup> March 2018, 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'.***

Application ref: 2018/0075/P  
Contact: Sofie Fieldsend  
Tel: 020 7974  
Date: 20 March 2018

**Development Management**  
Regeneration and Planning  
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Hartleys Projects Ltd  
PO Box 43391  
London  
N5 1SZ

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:

**6 Belsize Avenue**  
**London**  
**NW3 4AU**

# DECISION

Proposal:

Erection of single storey ground floor rear extension, single storey front porch with access steps and timber stores to front garden. Replacement front and rear first floor windows.

Drawing Nos: BA.01.01 A, BA.01.02 G, BA.01.05, BA.01.06 and arboricultural report dated 08/03/2018 by Marcus Foster Arboricultural Design & Consultancy ref. AMS/MF/025/18.

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).

- 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:

BA.01.01 A, BA.01.02 G, BA.01.05, BA.01.06 and arboricultural report dated 08/03/2018 by Marcus Foster Arboricultural Design & Consultancy ref. AMS/MF/025/18.

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

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural report dated 08/03/2018 by Marcus Foster Arboricultural Design & Consultancy ref. AMS/MF/025/18. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

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

David Joyce  
Director of Regeneration and Planning

**DRAFT**

**DECISION**