



DESIGN AND ACCESS STATEMENT FOR  
EXTERNAL ALTERATIONS  
TO A SINGLE DWELLING HOUSE



61c Belsize Lane  
NW3 5AU

25<sup>th</sup> September 2018

**PROJECT P-18051**

The proposal is for the replacement of the front door and change of its location in line with the front façade, installation of sun tunnel, removal of front flue from ground floor front façade and installation of new boiler flue at roof level.

# 1. THE PROPERTY

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## 1.1 DESCRIPTION

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The property is located on the middle part of Belsize Lane, Camden.

Belsize Lane consists of a very broad range of dwelling types and sizes. The houses are predominantly arranged in short terraces which abut the pavement along the length of the street. The street is attractive and varied in its architecture. It is a pleasant and interesting residential environment and is intrinsic to the conservation area.

No. 61c is a 3 storey dwelling house which belongs to a terrace of 3 houses (Nos. 61a, 61b & 161c). The property also benefits of an existing garage that is not adjacent to the house (located on the left hand side of No.61a).



The surrounding area is mainly residential with some retails and with a commercial street just some minute walk from the property. Trees are located in the adjacent properties, but not in the rear garden of number 61c, and other terraced houses are located on the opposite side of the street.

The site is rectangular shape with slight angles and is located on a road with access for pedestrians and vehicles.

The existing building is used as a single dwelling house, including: a kitchen, 4 bedrooms, three bathrooms and living room with a small rear patio. The roof was converted into habitable space in the three houses belonging to the same terrace through granted planning applications.

The main access to the property is through the front of the building at ground floor level.

The concerning building lies within a designated conservation area called Belsize Conservation Area but it is not listed building or locally listed structure.

## 1.2 RELEVANT PLANNING & APPEAL HISTORY

### 1.2.1 PREVIOUS PLANNING APPLICATIONS

The relevant property has previous Planning Application submitted to the Camden Council.

PWX0002702	61C BELSIZE LANE LONDON NW3 5AU	Addition of dormer window to rear roofslope As shown on drawing no 01, 02A, 05A, 06 - 09	FINAL DECISION	19-04-2001	Grant Full Planning Permission (conds)
Application Number	Site Address	Development Description	Status	Date Registered	Decision
8700048	Land between 59 & 61 Belsize Lane NW3	Erection of an additional bedroom at first floor level as amendment to the planning permission on 18th August 1986 (Ref G7/11/J/PL/8600875) for the erection of three houses as shown on drawing no.431/02.	FINAL DECISION	07-01-1987	Refuse Full or Outline Permission
8602111	61 Belsize Lane NW3	Approval of details of facing material pursuant to condition 1 of the planning permission granted on 18th August 1986 (8601044) for the erection of three dwelling houses with garage.	FINAL DECISION	24-10-1986	Grant Appr. of Details/Res. Matters (Plan)
8601044	61 Belsize Lane NW3	The erection of three dwelling houses with garages as shown on drawing no. 431/02.	FINAL DECISION	11-06-1986	Grant Full or Outline Perm. with Condit.
8600875	61 Belsize Lane NW3	Erection of three dwelling houses with garages as shown on drawing no.431/02.	FINAL DECISION	19-05-1986	Grant Full or Outline Perm. with Condit.

## 1.3 RELEVANT LOCAL PLAN POLICIES

- Camden's Local Plan: January 2016 Development Management Policies.
- London Plan March 2016 (housing Targets and space standards)

## 2. DESIGN

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### 1.4 PROPOSAL

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### 1.4 DESIGN

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The design will be in line with the same architectural characteristics, style and materials matching the existing property.

### 1.4 ACCESS

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The to the property will continue being through the front façade at ground floor level. The front door, currently recessed 1m approx., is proposed to be moved to the front in order to place it in line with the front façade, following No.61a design. Details of the proposed new door are submitted within the application documents.

## 3. EVALUATION

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### 2.2 ASSESSMENT

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The proposal has the potential to meet all current housing design standards in line with London Plan policies and causes no harm to the occupants of the house and the surrounding neighbourhood.

### 2.3 INVOLVEMENT

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The proposal is a small project and does not warrant involvement of general public and/or local organisations. The Council's standard planning consultation process should be sufficient for that purpose.

## 2.4. EVALUATION

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The proposal intends to create some minor changes at the front by moving the entrance door to the front, changing the boiler flue to place it further, as it is currently accessible by pedestrians, and adding a new sun tunnel (with minimum visual impact) to provide natural light to the internal staircase.

The new construction is not blocking any neighbouring window, and it does not block any entrance or access to the dwelling.

The property will not change its use and will continue being a single dwelling house.

No new self-contained units are proposed for this property.

We believe this proposed will add the character and balance the surrounding rear area and should therefore be granted.