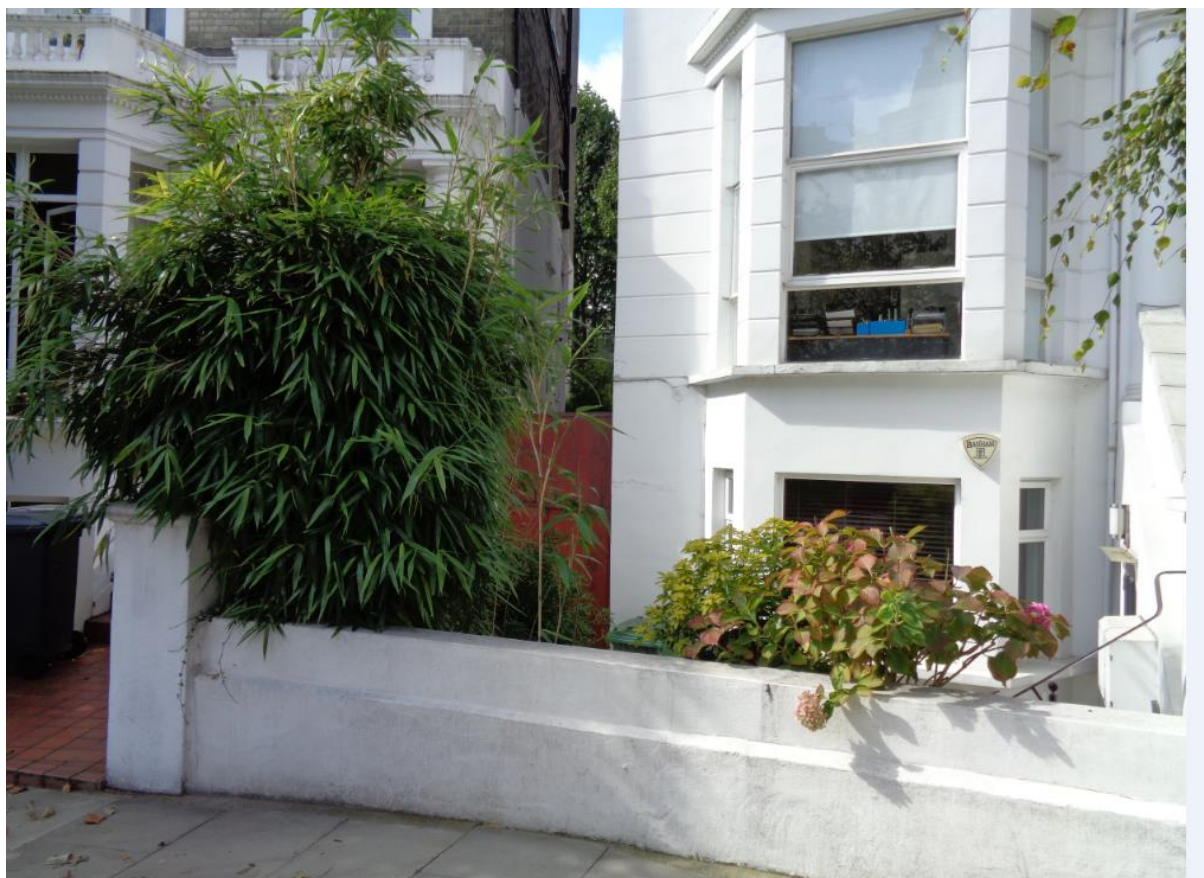


Flat A, 27 Belsize Crescent 2018/3530/P



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Outlook from 1st floor rear window



Outlook from 1st floor side elevation window

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	23/10/2018
		N/A / attached	Consultation Expiry Date:	30/09/2018
Officer			Application Number(s)	
Josh Lawlor			2018/3530/P	
Application Address			Drawing Numbers	
Flat A 27 Belsize Crescent London NW3 5QY			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Conversion of the lower and upper ground flats into a 3 bedroom self-contained unit and alteration to the windows to the rear and side elevation.				
Recommendation:	Grant conditional planning permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	0	No. of objections	0
Summary of consultation responses:	2 site notices were displayed adjacent to the site on the 31/08/2018 and expired on 24/09/2018. A press notice was advertised in the Ham & High from the 06/09/2018 to the 30/09/2018. No responses were received from neighbouring occupiers.			
Belsize CAAC comments:	The Belsize CAAC objected on the following grounds: <ul style="list-style-type: none">A corner brick pier, a balcony and recessed windows form a proposal for a loggia in this application. These are contemporary architectural ideas suitable for current buildings, but we consider these out of place and character when applied to a Victorian house. <u>Officer's Response:</u> <ul style="list-style-type: none">Please see paragraphs 5.5 of the report			

Site Description

The application site refers to 27 A Belsize Crescent, which is an end of terrace, three storey plus lower ground building. The property is divided into 7 flats, with the application relates to flat 27 A (occupying the lower-ground floor level) and 27 B (occupying the upper-ground floor level). The dwelling is not listed but is situated within the Belsize Conservation Area. The property is not identified as making a positive contribution to the conservation area

Relevant History

There is no relevant recent planning history for the application site.

Relevant policies

National Planning Policy Framework (2018)

The London Plan (2016)

Draft New London Plan (2017)

Camden Local Plan (2017)

- G1 Delivery and location of growth
- A1 Managing the impact of development
- D1 Design
- D2 Heritage
- H3 Protecting existing homes

Camden Planning Guidance:

- CPG 1 – Design

Belsize Conservation Area Statement (2003)

Assessment

1. The proposal

- 1.1. Planning permission is sought for the conversion of the lower and upper ground flats into a 3 bedroom self-contained unit and alterations to the rear and side windows.
- 1.2. As existing, the lower ground unit is 1 bed and the upper ground unit is 2 bed.
- 1.3. The alterations to the side façade of the building include the bricking of a non-original door, the creation of entrance doors, and the enlargement of a non-original window at ground floor. The creation of loggia at first floor involves enlarging the window opening on the side elevation and removing two window frames (side and rear) from existing apertures to create an internal balcony with railings.

2. Revisions

- 2.1. It should be noted that during the course of the assessment revisions to the proposed scheme were requested in order to appease concerns raised by officers'. Revisions have also been made to the proposal from the pre-application advice 2017/4408/PRE. The revision made to the proposed scheme over the course of the application can be summarised as follows:
 - Removal of render on rear and side elevation
 - Reduction in size of window enlargement for the proposed loggia

2.2. The revisions made to the scheme did not material affect the scheme and as such were accepted as amendments under the ongoing application.

3. Assessment

3.1. The principal considerations material to the determination of this application are as follows:

- Net loss of one dwelling (Housing)
- The visual impact upon the character and appearance of the host property, streetscene, local area and the Belsize Conservation Area (Design and Conservation)
- The impacts caused upon the residential amenities of any neighbouring occupier (Residential Amenity)

4. Housing

4.1 Policy H3, protecting existing homes, states that the net loss of one home is acceptable when two dwellings are being combined into one dwelling. The amalgamation of the lower 1 bedroom flat and upper 2 bed flat into a new 3 bed flat is therefore acceptable.

4.2 The development would provide a 3 bedroom/6 person dwelling over two storeys with an internal floor space of 150 sq. m which would exceed the 102 sq. m minimum requirement for a dwelling of this size, as per the Technical Housing Standards – nationally describes space standard. The standard of accommodation is acceptable, all habitable rooms have good sized windows and floor to ceiling heights are above 2.3m across 75% of the dwelling. There is over 2.5 sq. m of built in storage provision as per the Housing Standard.

5. Design and Conservation

5.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

5.2. The Belsize Conservation Area Statement (2003) notes that the dwelling has been subject to a number of unsympathetic alterations including inappropriate window replacements and loss of details such as window surrounds. The dwelling is characteristic of the local area.

- 5.3. The proposed replacement of non-original fenestration to the front façade with timber framed sash windows enhances the building and conservation area. The proposed bricking-up of 1 x non original opening on the lower ground side elevation is acceptable as it would not harm the integrity of the building. The creation of a new double door opening at ground floor is a modest alteration and is acceptable given the lack of visibility from the public realm. The enlargement of a window on the side ground floor elevation is acceptable and will not negatively impact the fenestration of the building.
- 5.4. The replacement of the solid timber gate at the threshold of the front and side garden, with a free standing metal gate will improve glimpse views into the garden and highlight the gap condition.
- 5.5. The proposed loggia involved the removal of two window frames from existing apertures and enlarging one aperture to create an internal balcony. The CAAC considers these alterations to not be in character with the historic building. The council's conservation officer is of the view that the window frames to be removed are of no great merit and the proposal will have the essential appearance of a porch and the alteration is therefore not considered harmful. The railings will be conditioned to be dark and matt. The conservation officer also notes that the site is to the rear of the host building and will not be visible from the main road, and being at the upper-ground-floor is at a fairly low level. There is also no observable pattern or consistency in the elevations in the area.
- 5.6. Subject to the recommended conditions, it is considered that the proposed loggia, entrance doors on the side elevation and associated alterations would not cause a detrimental impact upon the character and appearance of the host property and would preserve the special character of the conservation area. Considerable importance and weight has been attached to the harm and 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

6. Residential Amenity

- 6.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacts upon by virtue of noise or vibrations.
- 6.2. The alterations to the fenestration to the front façade and side elevation will have no significant impact on the amenity of neighbouring properties in terms of loss of privacy. The side elevation of no.25 Belsize Crescent is comprised of obscure glazed windows looking onto the private garden of 27 A/B Belsize Crescent. The proposed loggia will not significantly alter the current levels of outlook. The glazing is inset from the building line which is likely to reduce levels of overlooking given that the space the loggia occupies will be used less frequently than it is currently.

7. Conclusion

7.1 The proposed development is considered acceptable in terms of design and impact on neighbouring residential amenity. The development is deemed consistent with the objectives and policies identified above.

8. Recommendation

8.1. Grant conditional planning permission

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 15th October 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 and search for 'Members Briefing'.

Application ref: 2018/3530/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 8 October 2018

Development Management
Regeneration and Planning
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London
WC1H 9JE

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David Leech architects
Studio b208.
Lighthouse Studios
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E8 2EB

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

27 Flat A
Belsize Crescent
London
NW3 5QY

DECISION

Proposal:

Conversion of the lower and upper ground flats into a 3 bedroom self-contained unit and alteration to the windows to the rear and side elevation.

Drawing Nos: 010_L12-002_P1, 010_L14-001_P1, 010_L15_001_P1, 010_L15-002_P1, 010_L15_003_P2, 010_L15_004_P2, 010_L15-001_P1, 010_L15-002_P1, 010_L14-001_P1, 010_L12_002_P1, 010_L12_002_P1, 010_L12_001_P1, 010_L12_003_P1, 010_L11_002_P1, 010_L11_001_P1,

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 shall be carried out in accordance with the following approved plans [010_L12-002_P1, 010_L14-001_P1, 010_L15_001_P1, 010_L15-002_P1, 010_L15_003_P2, 010_L15_004_P2, 010_L15-001_P1, 010_L15-002_P1, 010_L14-001_P1, 010_L12_002_P1, 010_L12_002_P1, 010_L12_001_P1, 010_L12_003_P1, 010_L11_002_P1, 010_L11_001_P1]

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

- 2 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).

- 3 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The railings for the loggia hereby approved will be painted black prior to occupation.

Reason: To safeguard the appearance of the building and conservation area in accordance with Policies D1 and D2 of the 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

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DECISION