

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>03/09/2018</b>
		N/A		<b>Consultation Expiry Date:</b>	<b>12/08/2018</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Ben Farrant			2018/3229/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
21 Belsize Square London NW3 4HT			See 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 rear extension					
<b>Recommendation(s):</b>		Refuse Permission			
<b>Application Type:</b>		Householder			

<b>Conditions or Reasons for Refusal:</b>	<b>Refuse Permission</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	A site notice was displayed between 13/07/2018 and 06/08/2018, with a press notice displayed between 19/07/2018 and 12/08/2018. No responses were received.					
<b>Belsize Park Residents Association</b>	<p>The following response was received:</p> <p>“This application is incomplete and does not include sufficient detail for the application to be considered by us or Camden Planners. We request that it is refused until adequate drawings are submitted for proper consideration”</p> <p><i>Officer Response: It is considered that the application is sufficiently clear for determination</i></p>					
<b>Belsize Conservation Area Advisory Committee (CAAC)</b>	<p>The following response was received:</p> <p>“Object to full width rear extension and loss of feature bow window”</p> <p><i>Officer Response: Noted</i></p>					

## Site Description

The property is a four storey (plus roof additions) semi-detached property within a street of similar dwellinghouses. The property is sited within the Belsize Park Conservation Area, and is noted as a positive contributor within the Belsize Conservation Area Statement. There are no nearby listed buildings which would be impacted as a result of the works.

## Relevant History

### 21 Belsize Square (application site)

**2017/5806/P** - Erection of a single storey rear extension – **Certificate of Lawfulness Granted 13/11/2017**

**2011/2872/P** - Erection of side extension to ground floor of existing dwelling house (Class C3) – **Refused 29/07/2011**

**2007/4039/P** - The erection of a front garden staircase and boundary wall and the installation of 2x balustrades at the rear in association with the existing single family dwelling house – **Granted 05/11/2007**

**2007/1398/P** - Erection of single-storey conservatory at rear basement level with terrace over, canopy at side ground floor level, erection of new front boundary wall and gates (following demolition of existing wall), alterations to windows/doors on side and rear elevation and rooflights in the side roofslope all in connection with existing single-family dwellinghouse – **Certificate of Lawfulness Granted 20/06/2007**

**2006/3108/P** - Alterations to the roof to insert three new dormer windows (one at the front, one at the side and one to the rear including the addition of a balcony) to the existing dwellinghouse – **Granted 29/08/2006**

**2005/3491/P** - Change of use of whole building from residential institution (Class C2) to a single-family dwellinghouse (Class C3) – **Granted 21/10/2005**

### 22 Belsize Square

**2016/3622/P** – Erection of single storey part-replacement rear extension – **Granted 11/08/2016 (depth of 5.5m, covers only part of the rear elevation)**

### 20 Belsize Square

None directly applicable

## Relevant policies

**National Planning Policy Framework 2018**

**The London Plan March 2016**

**The Camden Local Plan 2017**

A1 - Managing the impact of development

D1 - Design

D2 - Heritage

## Camden Planning Guidance

CPG1 - Design (2018) Chapter 4

CPG6 – Amenity (2018)

### Belsize Conservation Area Statement (2003)

#### Assessment

- 1.1 21 Belsize Square forms part of a group of paired Italianate villas dating from the mid-19th Century and situated in the Belsize Conservation Area. The villas characterising the conservation area are symmetrical with hipped, slate roofs with overhanging eaves supported on brackets and the elevations have large rusticated quoins, recessed sash windows diminishing in size on successive upper floors with classically detailed surrounds, canted three-light bays on the ground floor and steps up to porticoes.
- 1.2 Proposed is the formation of a lower ground floor rear extension, stretching the full width of the property with a depth of up to 4.55m, and a flat roof at a height of 3m. The addition would be largely glazed to the rear elevation and would be finished in materials to match the host property.
- 1.3 Local Plan Policy D1 states that The Council will seek to secure high quality design in development. The Council will require that development: a. respects local context and character; b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage.
- 1.4 Local Plan Policy D2 states that The Council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.
- 1.5 Paragraph 4.10 of CPG1 (2018) states that rear extensions should be designed to: be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing; respect and preserve the original design and proportions of the building, including its architectural period and style; and respect and preserve existing architectural features, such as projecting bays.
- 1.6 The Belsize Conservation Area Statement (2003) states that: extensions can alter the balance and harmony of a property or group by insensitive scale, design or inappropriate materials and whilst they may not be widely visible would still prejudice the conservation area (BE22). It goes further to state that '*extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings*' (BE23) and that '*rear extensions will not be acceptable where they would spoil a uniform rear elevation of an unspoilt terrace or group of buildings*' (BE25).
- 1.7 The group of buildings of which no. 21 forms a part have distinct double height curved bays to the rear. Whilst there are a number of different additions to the rear along the series of villas, none of these additions wraps around or extends across from the existing bay. The proposed extension is flat roofed and extends the full width of the property. Its width gives an alien horizontal emphasis to the building, at odds with the architectural character of the host building and also disrupts the distinct harmonious composition of the group, contrary to Local Plan Policies D1 and D2 and CPG1.
- 1.8 Its form, position and fenestration fail to respect and preserve the original design and proportions of the building or the local context and character. It also fails to respect the distinct architectural features of the building as required by CPG1 by reducing the visual prominence of the distinct double height bay. It is noted that a certificate of lawful development was granted in 2017 for a similar extension on the site; the extension proposed in this application is deeper than that allowed under the certificate however. Only the minimum development (allowed under the certificate) should be supported on this building to minimise the impact on the host building and the

surrounding conservation area. The increased depth proposed exacerbates the issues raised above, resulting in an extension which would over-dominate the rear bay and disrupt the harmonious architectural composition of the group whilst failing to preserve or enhance the character and appearance of the Belsize Conservation Area, as required by Local Plan Policy D2.

- 1.9 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.
- 1.10 The planning history of the site and surrounding area has been considered when determining this application.
- 1.11 Given the above assessment, the proposed development is contrary to Policies D1 and D2 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2018.

#### Recommendation

Refuse planning permission