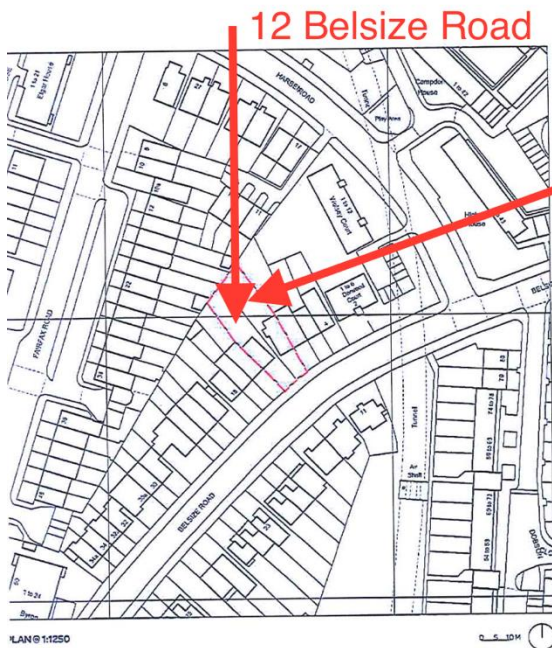


Statement to accompany Planning Application 12 Belsize Road, Swiss Cottage NW6 4RD

Background

The North side of Belsize Road comprises largely three-storey “neo-georgian” terraced townhouses built in about 1950. Similar style houses are on the south facing side of Fairfax Road and also in other adjoining roads.

The properties comprise mostly terraces of four houses with narrow spaces between the terraces to allow for the gentle curve in Belsize Road and also the change in elevations.



FRONT VIEW (No.12 on the left & No.10 on the right.)

12 Belsize Road

10 Belsize Road

Introduction

This application is for a side extension to 12 Belsize Road at ground floor and part first floor level being a variation to the existing consent ref. 2016/3518/P

The proposal is to increase the width of the extension (with planning consent) slightly (0.2 m front and 1 m rear only)



Side extensions

Many of the end of terrace properties in the area have been extended either at ground floor level or higher to provide additional accommodation. The area is not a conservation area and the properties are not listed. Recently, consent was given in respect of the nearby property 4 Belsize Road for a two-storey side extension that filled the gap between 4 Belsize Road and the neighbouring property entirely. The subject property, 12 Belsize Road, has consent for a similar ground floor and first floor side extension.

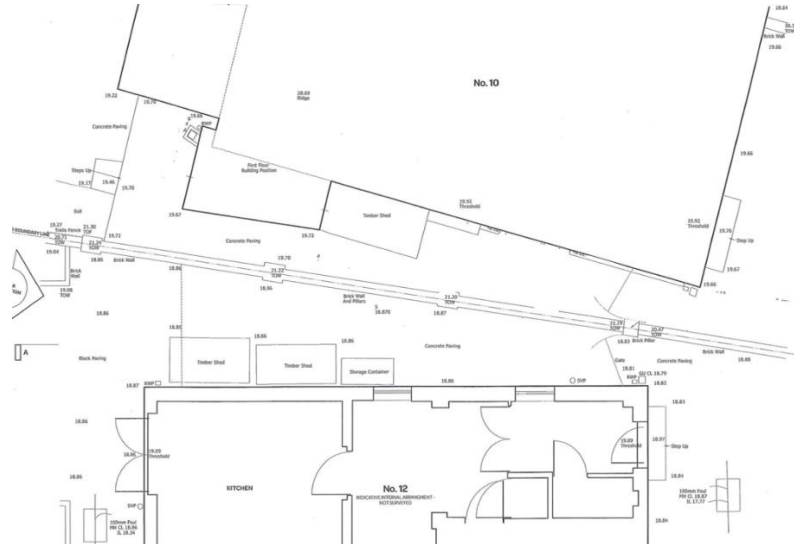


4 Belsize Road

Details

10 and 12 Belsize Road are three storey end of terrace houses with a wedge shape gap in between.

The Applicant owns both properties no 10 and no 12 and wishes to utilise the gap between the two properties. The gap is substantially wider to the rear.

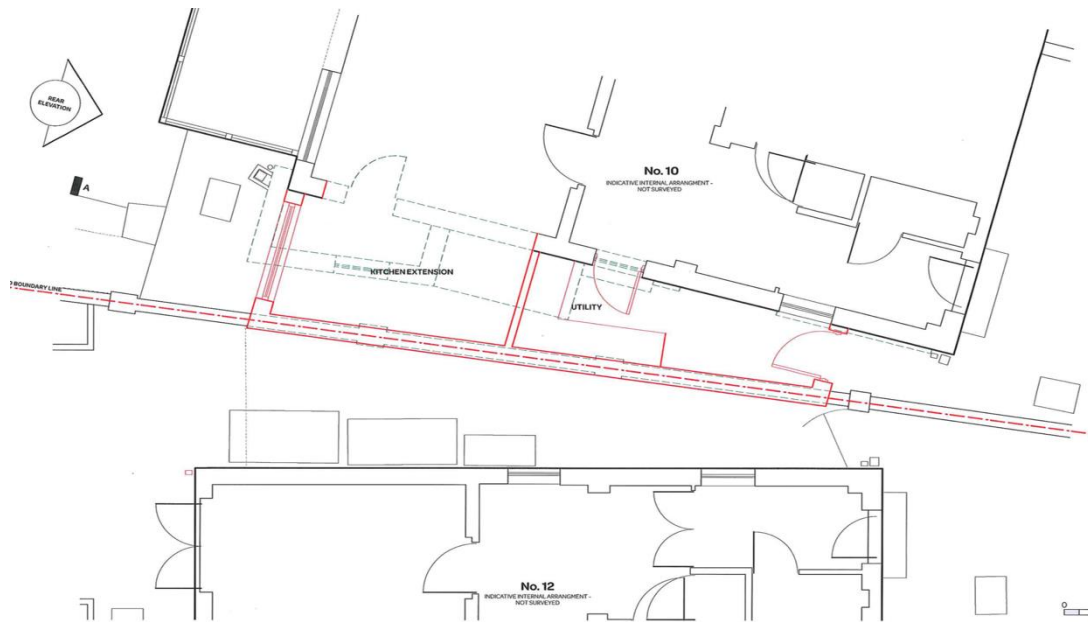


The Gap between the houses at the front is approximately 2 meters and approximately 5 meters to the rear

There are long driveways to the front of the properties with off street parking and a mature cherry tree. There are limited views of the gap from the street frontage.



A certificate of lawfulness (proposed) was issued 2017/3740/P permitting the erection of single story side extension to 10 Belsize Road.



Ground Floor side extension 10 Belsize Road with certificate of lawful development

10 Belsize Road has a higher ground level and so is taller. The combined ELEVATIONS of the CONSENTED schemes (2016/3518/P and 2017/3740/P) –



10 and 12 Belsize Road combined elevations with consent - Front

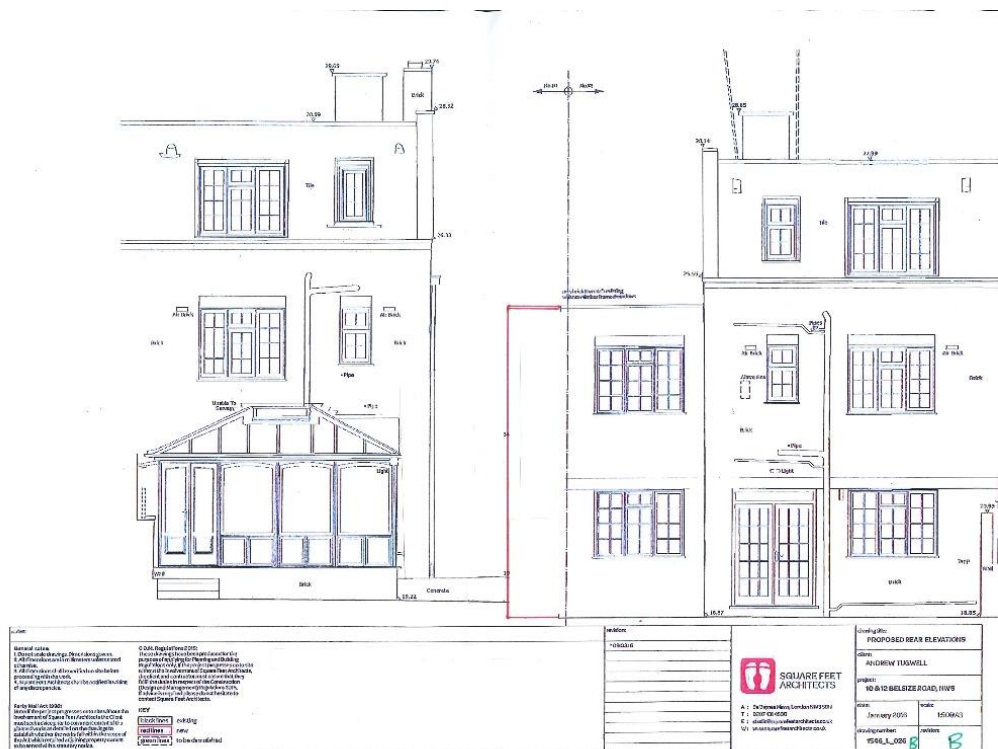


10 and 12 Belsize Road combined elevations with consent – Rear

The gap will be retained, and the proposed elevations are as follows –



PROPOSED APPLICATION - 10 and 12 Belsize Road proposed elevations – Front



PROPOSED APPLICATION - 10 and 12 Belsize Road proposed elevations – Rear

The table below gives the plan reference numbers for this application showing the proposed development.

Description	Plan reference
Site plan	1546 L 001 - Feb 17
Existing front elevation	1546 L 015 - Feb 17
Existing rear elevation	1546 L 016 REV A – Jan 16
Existing ground floor	1546 L 011 REV A – Feb 17
Existing first floor	1546 L 012 REV A – Feb 17
Proposed front elevation	1546 L 025 REV A – Feb 17
Proposed rear elevation	1546 L 026 REV A – Jan 16
Proposed ground floor	1546 L 021 REV A – Feb 17
Proposed first floor	1546 L 022 REV A – Feb 17

Summary of changes to 2016/3518/P existing consent/by way of this application -

- Gap retained
- Ground and first floor extension only (not second floor – removed after consultation) = same height as consented.
- Set back from frontage. There is no meaningful impact caused to the overall street scene and the proposal is consistent with multiple examples of similar extensions that have been carried out.
- Proposed increase in width reduced 0.2 meters towards front and 1m to rear only
- As noted in the reasons given for the consent 2016/3518/P:-
 1. the first floor side window or number 12 serves a hallway and the two side windows on the second floor appeared to serve bedrooms but the outlook and light received would unlikely be harmed by the proposed side extension, retaining the existing amenity conditions on site.
 2. The scale in mass of the proposed side extension build up to the rear build line is not considered to result in overshadowing of the neighbouring rear elevation or garden. The proposed rear window on the side extension would not change the existing privacy conditions on the site in accordance with development plan policies
 3. the principle of a side extension is considered acceptable in accordance with policies DP 24 and DP 26 neither harming the character and appearance of the location or the amenity of the neighbouring properties.