

Delegated Report		Analysis sheet		Expiry Date:		16/08/2018	
		N/A		Consultation Expiry Date:		09/09/2018	
Officer				Application Number			
Obote Hope				2018/2924/P			
Application Address				Drawing Numbers			
22 Belsize Grove London NW3 4TR				Refer to draft decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal							
The installation of wrought iron balustrades associated with the use as the second floor flat roof as a terrace.							
Recommendation:		Refuse permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	0	No. of objections	0
				No. electronic	0		
Summary of consultation responses:		Site notice displayed from 15 th of August to 08 th of September 2018. Press notice was advertised from 16 th August to 09 th September 2018 No comments, objections were received from neighbouring occupiers.					
CAAC/Local groups comments:		No comment/objection was received at the time of writing up the application.					
Site Description							
A substantial 3-storey plus basement semi-detached white stucco villa located on the southern side of Belsize Grove at the junction with Primrose Gardens. The property has a 3-storey flat-roofed side extension. The site is located within a residential street and the application building dates in the mid 19 th century. Although not listed, the property has been identified as making a positive contribution to the character and appearance of the Belsize Conservation Area in which it is located. The property is subdivided into 6 self-contained units. This application relates to a flat roofed area accessed from a flat at 2 nd floor level of the building.							
Relevant History							
2010/4215/P – Planning permission for erection of railings to the second floor flat roof in association with use as a roof terrace. Refused on 13/10/2010 and the appeal (APP/X5210/A/11/2145019) was dismissed on 26 April 2011. The inspector felt that:							

'There is ambiguity on the submitted plans, with the elevations showing a simple railing, and the larger scale detail showing an intricate design. Whilst I saw a few examples of ornate railings in the vicinity, the majority of metalwork to upper floor balconies and terraces in the area is of much simpler design. I acknowledge that design is a subjective matter, and that the railing detail has been individually designed and crafted, with the aim of complementing the period of the building. However, given the prominence of the railings and their context, the style indicated would appear overly complicated and dominant. Whilst the simple vertical style shown on the elevations would be less complex, its location and expense would be equally damaging to the appearance of the building and its setting'.

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:

CPG 1 – Design (July 2015 updated March 2018)

CPG 6 – Amenity (July 2015 updated March 2018)

Belsize Conservation Area Statement (2003)

Assessment

Proposal: erection of railings to the second floor flat roof in association with use as a roof terrace.

The proposed metal railings would have a design made up of tightly-spaced vertical bars. The railing would measure 1.1m in height and would follow the irregular line of the existing parapet which includes a corner turret.

Assessment

The principal material planning considerations are the design of the railings, the impact on the character and appearance of the Conservation Area and the impact on neighbour amenity.

Design and impact on the character and appearance of the Conservation Area

Background

The Council's design policies are aimed at achieving a high standard of design in all developments and preserving the architectural quality of buildings. With particular reference to this proposal, the following points contained within Policy B1, DP24 and DP25 are relevant:

- extensions should be subordinate to the original building in terms of scale and situation;
- development should:
 - ⇒ respect its site and setting;
 - ⇒ preserve the architectural integrity of the building;
 - ⇒ consider the character, context and the form and scale of neighbouring buildings;
 - ⇒ improve the attractiveness of an area and not harm its amenity or appearance.

The Council's policies for developments in a Conservation Area are aimed at preserving or enhancing the special character and appearance of the area.

Local context

The existing side extension is one storey in height below eaves level. The appearance and architectural style of the extension indicates that it is not an original feature however no record exists of planning permission having been granted for it, and the extension would appear to have been constructed prior to the introduction of comprehensive planning control. The property is visible from the front, side and rear in views from Belsize

Grove and Primrose Gardens – the side extension is prominent in these views. Mature trees to the front and rear of the property provide limited screening.

The flat roof would be enclosed with railings and is currently accessed via a door from the second floor flat and the Belsize Park Conservation Area Statement draws attention to inappropriate prominent roof terraces as being negative features. The document states new developments involving roof terraces could have a negative visual impact due to the inappropriate railings that are prominent in the street scene and advises that railings around roof gardens/terraces should be constructed from materials appropriate to the building and should not be prominent from the street. Which is the case in this instance.

Proposed scheme

The proposed railings would be incongruous addition due to its location on terrace, the railings would be clearly visible in long views, be a highly prominent and obtrusive additional. Which would result in additional clutter, increase the perceived bulk, size of the side extension given the scale of the flat roof the proposed enclosure may result in additional paraphernalia associated with use as a terrace. Although the trees would offer some screening, given its prominent location along at the junction of Belsize Grove and Primrose Gardens there would be clear views of the development, and the partial screen that the trees would offer would not be year round. Thus, the proposal in this prominent location together with the closely spaced railings would appear unacceptably dominant on this part of the building degrading its architectural integrity.

The proposed terrace would measure approximately 119sqm and the railings would follow the irregular line of the parapet, which includes a corner turret, given the size and irregular shape of the terrace being enclosed and the position of the railings close to the edge of the building. The proposal would appear unduly intrusive in the street scene. Thus, the proposed railings would fail to preserve or enhance the special character of the Belsize Conservation Area. Moreover, the proposal would undermine the architectural quality of the host building both in terms of additional perceived bulk and by virtue of the extensive floor area of the flat roof.

Officers are of the view that, given the prominence within the streetscape of the application property the installation of railings at this point would significantly alter the appearance of the property causing harm to its appearance and architectural integrity of the host building and detract from the listed terrace that is located within close proximity of the host building.

Impact on amenity

Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG - Amenity provides specific guidance with regards to privacy, overlooking and outlook.

The site visit suggest that the windows of the other flats within the building that are directly overlooked from this area are either obscure-glazed or non-habitable (e.g. communal stairs). Windows to habitable rooms to the rear of the side elevation are overlooked by the flat-roofed area, However, the angle at which they are overlooked means that views into the affected rooms are not deep. It is not clear whether the side dormer window above serves a habitable room, Nevertheless, due to the angle at which views upwards from the terrace would be afforded, such views would be in the direction of the ceiling of the room and not deep into the room. Views from the proposed terrace to neighbouring properties along Primrose Gardens would replicate existing views from the side extension of the property and would not add materially to overlooking of these properties. It is considered that the use of the flat-roofed area as a terrace would not result in unreasonable overlooking of any neighbouring habitable rooms or gardens to the detriment of neighbour privacy.

There would be no loss of daylight, sunlight or outlook to neighbours as a result of the proposal and the application is considered consistent with policy A1.

Recommendation: refusal.