

2019/0345/P 18 Belsize Square. London NW3 4HT.



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2019/0345/P – 18 Belsize Square.



1. 18 Belsize Square



2. Google Street view image.



3. Front entrance showing bins stored on main access step.





4. View of front boundary. Existing Hedge to be retained and new privet hedge to be planted to help conceal proposed new bin store.



5. View of existing pier, to be replicated to form new gate-post.



6. View along front boundary.





7. Front boundary wall.



8. Front boundary wall and existing pier.





9. Front boundary wall, and area proposed for bin store. No alterations to the decorative side boundary wall are proposed.



10. Proposed location of bin store. Concrete slab to go here.



11. View of existing planting, to be retained, and; new privet hedge to be planted to help conceal bins in store.





12. Front view of No. 18 and neighbouring semi-detached property, note: alterations to front boundary of neighbour.

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	29/03/2019
		N/A / attached	<b>Consultation Expiry Date:</b>	03/03/2019
<b>Officer</b>			<b>Application Number(s)</b>	
Matthew Dempsey			2019/0345/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
18 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>				
Alterations to front boundary to create bin store and associated works.				
<b>Recommendation(s):</b>		Grant Conditional Planning Permission		
<b>Application Type:</b>		Full Planning Permission		

Conditions or Reasons for Refusal:	Please Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:	<p>A site notice was displayed from 06/02/2019 which expired 02/03/2019.  A press notice was published 07/02/2019 which expired 03/03/2019.</p> <p>No objections were received from individual local residents.</p>					
CAAC/Local groups* comments: *Please Specify	<p><b>Belsize Conservation Area Advisory Committee (BCAAC)</b> raised an objection on the following grounds:</p> <ul style="list-style-type: none"> <li>• Loss of the traditional balustrade and coping and object to the insertion of a new gate and that this is not a traditional feature.</li> <li>• Loss of garden space.</li> <li>• Property is sequence of pairs, the development would be detrimental to the streetscape.</li> </ul> <p>Officer response:</p> <ul style="list-style-type: none"> <li>• <i>The insertion of the proposed gate is considered to neatly address the access requirement to the proposed bin store, the proposed gate is considered to be in keeping with the surrounding area and the proposal to install a matching rendered pier for the new gate is welcomed.</i></li> <li>• <i>Although some garden space will be lost to house the bin store, this will be minimal with the main amenity space being to the rear of the property. Furthermore a new privet hedge is proposed to conceal the bins (currently clearly visible under the existing arrangement), and a substantial area of planting will remain following development.</i></li> <li>• <i>Although the house is semi-detached and therefore one of a pair, significant works have been carried out to the neighbouring house to result in the pair of properties not being symmetrical, therefore this development would not disrupt the symmetry of the pair in this respect.</i></li> </ul>					



## Site Description

The site is a four storey including lower ground floor semi detached Victorian house on the southern side of Belsize Square. The property is within the Belsize Park Conservation Area and considered to make a positive contribution to the conservation area. The property itself is not listed but it is located within proximity of the Grade II listed Church of St Peter, also on Belsize Square and in very close proximity to the Grade II Belsize Square synagogue.

## Relevant History

Application site, No. 18 Belsize Square:

**2010/0392/P** - Insertion of 1 roof light to front roof slope, 3 rooflights to the side roof slope and inset roof terrace within the rear roof slope in connection with loft conversion to the top floor flat. **Granted 29/03/2010.**

Neighbouring semi-detached property No. 17 Belsize Square:

**TP78534/3666** - The formation of a basement garage and a new access to the highway at No. 17, Belsize Square, Hampstead. **Granted conditional consent 16/07/1956.**

**2004/2851/P** - Conversion of existing internal garage into additional accommodation including alterations to replace garage door with new window. **Granted 19/08/2004.**

## Relevant policies

**National Planning Policy Framework (2019)**

**London Plan (2016)**

**Camden Local Plan (2017)**

A1 Managing the proposed impact of development

D1 Design

D2 Heritage

**Camden Planning Guidance**

CPG Amenity (March 2018)

CPG Altering and extending your home (March 2019)

**Belsize Conservation Area Statement (2003)**

## **Assessment**

### **1.0 Proposal**

- 1.1 Planning permission is sought for alterations to the front boundary wall to enable access to a new bin store.
- 1.2 A concrete slab is proposed to sit behind the boundary wall which will form the bin store platform. It is proposed to insert a new pier and gate to the existing front boundary wall to provide access to the bin store. It is also proposed to plans a new privet hedge to aid in concealing the bin store.

### **2.0 Revisions**

- 2.1 A wooden access gate was initially proposed, however this has been amended to a metal gate, painted black, to match other ironmongery on the property and in the vicinity of the site. It is also considered to be more in keeping with the architectural style of the host property.

### **3.0 Design and Heritage**

- 3.1 Policy D1 Design states that; the Council will seek to secure high quality design and require that new development; respects local character and context, preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage.
- 3.2 CPG (Design) explains the Council's preferences for boundary treatments. It states that boundary treatments should; delineate public and private areas; contribute to qualities of continuity and enclosure within the street scene; and provide site security and privacy.
- 3.3 It is also acknowledged that; due to the prominence of the boundary treatments in the streetscene we will expect the design, detailing and materials used to provide a strong positive contribution to the character and distinctiveness of the area and integrate the site into the streetscene. For boundary treatments within a conservation area the Council expects that; the works preserve and enhance the existing qualities and context of the site and surrounding area.
- 3.4 The proposed alterations are minimal, and this development will continue to delineate public and private areas clearly. The proposal to replicate the existing pier will ensure the new development is well integrated with the existing features of the site, and the metal gate will be of a traditional design to match the appearance of the host property and its immediate neighbours.
- 3.5 The proposal to plant a new privet hedge to help conceal the bins in store is considered to reduce any potential for a negative impact on visual amenity of the area. .
- 3.6 The proposed alterations are considered to be of good design and respect the heritage of the site, the surrounding street scene and wider conservation area, in accordance with Policies D1 and D2 of the Camden Local Plan.
- 3.7 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. Overall, the proposals are considered to preserve the character and appearance of the host building and Belsize conservation area and are considered acceptable in design terms.

#### **4.0 Impact on amenity**

4.1 Policy A1 seeks to ensure development protects the amenity of residents within the Borough. Given the nature of the proposed development it would not impact on residents daylight, sunlight, outlook or privacy. The proposals would provide a dedicated bin store where the arrangement is currently informal. This would not impact on residents amenity.

#### **5.0 Recommendation:**

5.1 Grant conditional planning permission.



Application ref: 2019/0345/P  
Contact: Matthew Dempsey  
Tel: 020 7974 3862  
Date: 27 March 2019

**Development Management**  
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Lewis Berkeley Limited  
92 Banner Street  
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EC1Y 8JU

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Granted**

Address:  
**18 Belsize Square**  
**London**  
**NW3 4HT**

Proposal:  
Alterations to front boundary to create bin store and associated works.  
Drawing Nos: Site Location Plan 00, 01 A, 02 A.

**DECISION**

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 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).

- 2 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Site Location Plan 00, 01 A, 02 A.

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

- 4 Prior to the end of the next available planting season following development, the new privet hedge shall be planted in the position as shown on the approved plans and shall be maintained thereafter.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies A2, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the proposed gate, shall be submitted to and approved in writing by the local planning authority:

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

#### 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 paragraph 38 of the National Planning Policy Framework 2019.

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

**DRAFT**

**DECISION**