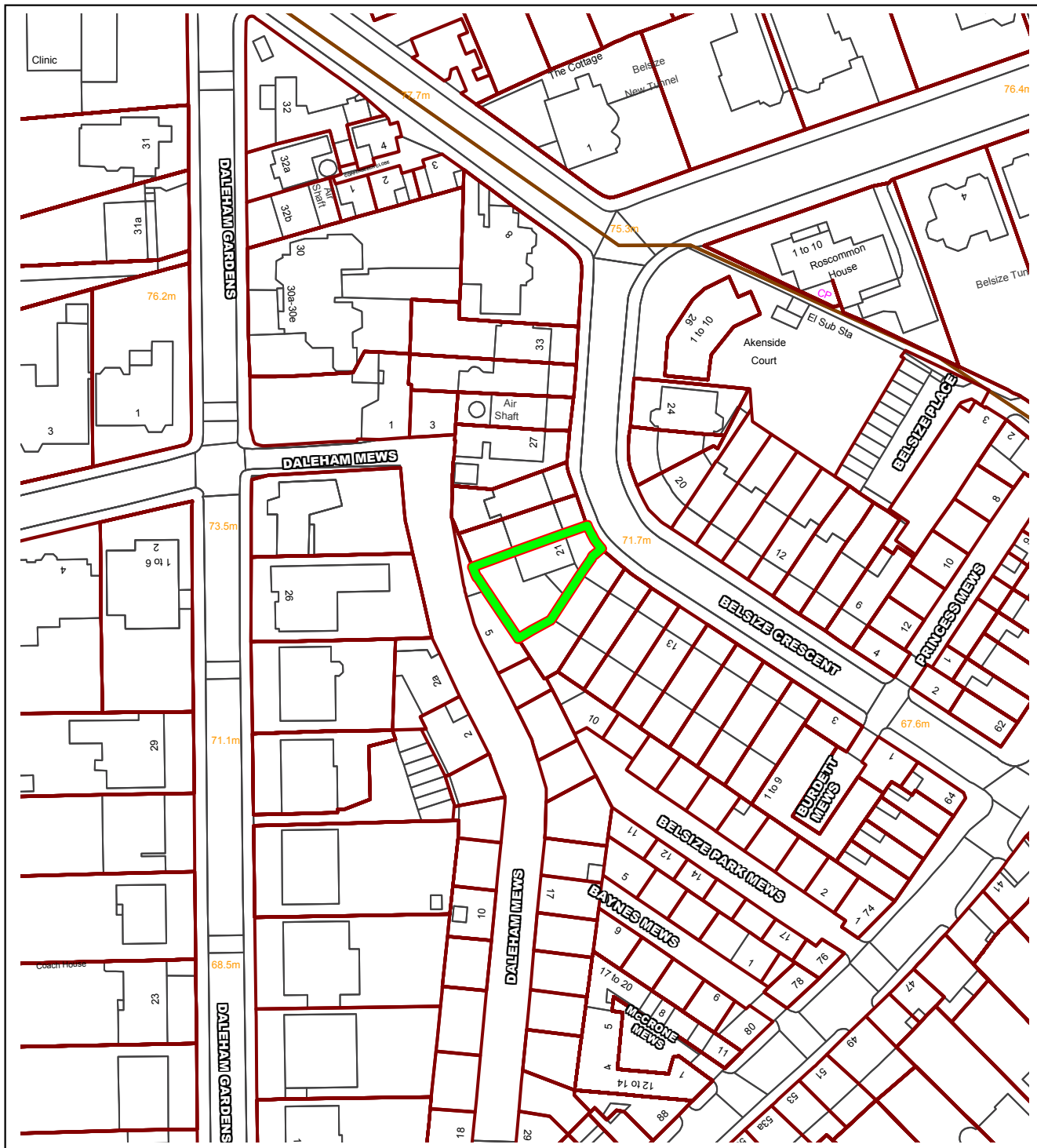


21 Belsize Crescent



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

21 Belsize Crescent



Delegated Report		Analysis sheet		Expiry Date:	25/03/2019
(Members Briefing)		N/A		Consultation Expiry Date:	17/03/2019
Officer				Application Number(s)	
Thomas Sild				2019/0488/P	
Application Address				Drawing Numbers	
21 Belsize Crescent London NW3 5QY				Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Replacement of uPVC window frames to the upper ground floor bay with timber sash windows and installation of metal railing to bay window sill					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Full planning application			

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:	<p>A site notice was displayed on 15/02/2019 (consultation end date 11/03/2019), and a press notice was printed on 21/02/2019 (consultation end date 17/03/2019).</p> <p>No objections were received following public consultation on the scheme.</p>			
Belsize Conservation Area Advisory Committee (CAAC)	<p>Belsize CAAC objects to the scheme on the following grounds, followed by the Officer's Response below each point, written in italics:</p> <ol style="list-style-type: none"> 1. Plans of windows and railings are not to a proper scale <ul style="list-style-type: none"> - <i>Further detailed plans have been provided and are considered sufficient for the assessment of the proposals.</i> 2. The existing windows are side hung French doors, and not sash type <ul style="list-style-type: none"> - <i>The existing uPVC side hung windows are not original, being later additions to the building dating from the 20th Century. These windows do not contribute positively to the special historic character of Belsize Crescent or wider conservation area</i> 			

Site Description

The application site comprises a four storey end of terrace dwellinghouse on the northern side of Belsize Crescent.

The property is within the Belsize Conservation Area and is noted as a positive contributor; the property is not listed and there are no nearby listed buildings.

Relevant Planning History

24th October 2003 - PWX0302348/P. Change of use from 9 self-contained flats to a single dwellinghouse, together with the provision of a rear dormer and the insertion of a cockpit roof terrace, the conversion of 4 windows at rear ground and lower ground floor levels to French doors, and the erection of a balcony with garden access at upper ground floor level, the bricking up of 2 windows to the flank wall and the replacement of 2 front rooflights and windows to rear.

Relevant policies

National Planning Policy Framework (2019)

London Plan (2016)

Camden Local Plan (2017)

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance

CPG Design (2019)

CPG Amenity (2018)

Belsize Conservation Area Statement (2011)

Assessment

1. The proposal

1.1. This application seeks planning permission for the following works:

- Replacement of the existing uPVC casement style windows to the upper ground floor bay with timber sash types
- Installation of 370mm high ornamental metal railings to the upper ground bay window sill

2. Revisions

2.1. Further detailed drawings were provided to show the proposed window sections and railing scale and design

3. Conservation and design

- 3.1. 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).
- 3.2. 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.
- 3.3. The application site is located within the Belsize Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character and appearance of that area.
- 3.4. The existing window frames are uPVC casement types, and whilst casement types are noted on the equivalent bays on the adjoining properties at nos. 23 and 25, these are non-original, 20th century alterations to these mid-19th Century houses which fail to contribute positively to the special character of the buildings. The characteristic, original window types on these bays are timber sashes.
- 3.5. Details have been provided showing the window sections to be slim in profile with a structural glazing bar to the main front facing window and would create a high level of visual integrity. The proposed replacement of uPVC material with traditional timber framed window would be an appropriate change that would enhance the appearance and character of the frontage.
- 3.6. Small scale ornamental metal sill railings are a characteristic feature of surrounding houses where they have been retained. The proposal would restore this feature to no. 21 to match those on the bay sill of the adjoining no. 23 Belsize Crescent and would as such enhance the existing character of the host building and surroundings.
- 3.7. The proposal is considered to enhance the character and appearance of the conservation area. 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.
- 3.8. As such, the proposed development is in general accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017.

4. Impact on Neighbour Amenity

- 4.1. Policy A1 of the Local Plan seeks to protect the quality of life of neighbouring occupiers. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration.
- 4.2. All replacement window frames are to be in existing openings and given the siting, scale and nature of the proposed alterations, they are not considered to result in any harm to the residential amenities of neighbouring properties.
- 4.3. Given the above, the proposal is considered not to result in undue harm to neighbouring amenity in compliance with policy A1 of the Local Plan.

Recommendation:

Grant conditional planning permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 8th April 2019, 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: 2019/0488/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 3 April 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Mr
19 Wivelsfield
Eaton Bray
Dunstable
LU6 2JQ
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
21 Belsize Crescent
London
NW3 5QY

Proposal:
Replacement of uPVC window frames to the upper ground floor bay with timber sash windows and installation of metal railing to bay window sill
Drawing Nos: 21BEL/01 Rev 01, 0104 Rev 00

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 21BEL/01 Rev 1, 0104 Rev 00

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

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural interest of the building and surrounding conservation area in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 The proposed window frames hereby approved as indicated on drawing nos. 12BEL/01 Rev 1 and 0104 Rev 00 shall be of timber construction.

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