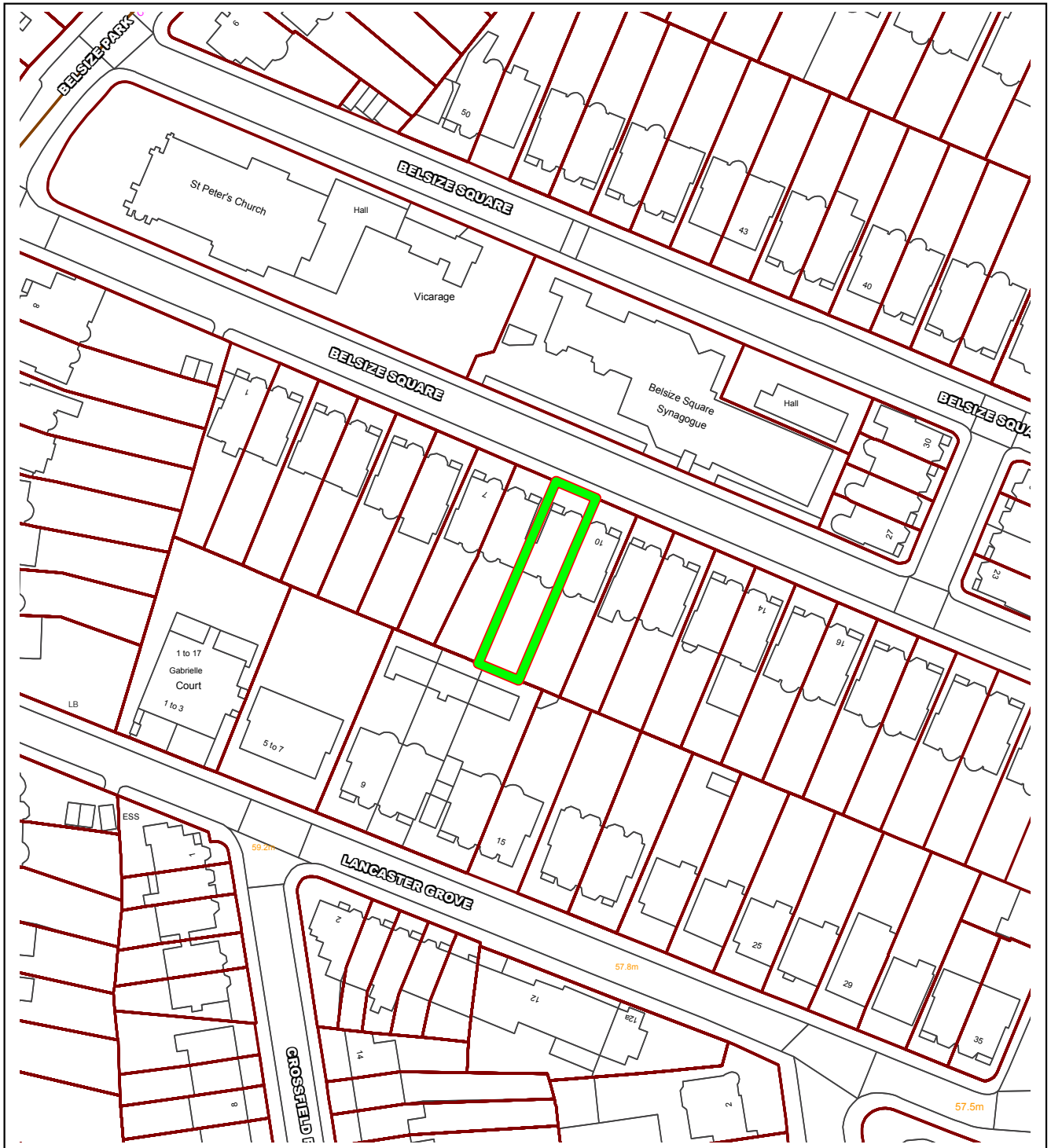


Flat 1, 9 Belsize Square, London, NW3 4HT



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Photos



Rear elevation



View towards No.8



View towards No.10



View towards No.8



View towards the garden

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	20/08/2018
		N/A / attached	Consultation Expiry Date:	20/08/18
Officer			Application Number(s)	
Jaspreet Chana			2018/2977/P	
Application Address			Drawing Numbers	
Flat 1, 9 Belsize Square London NW3 4HT			<i>Refer to decision notice</i>	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a lower ground floor single storey rear extension to existing self-contained flat				
Recommendation:	Grant conditional planning permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	<i>Refer to Decision Notice</i>			
Informatives:				
Consultations				
Summary of consultation:	<p>The site notice(s) were displayed outside of No.9 Belsize Square and 1 outside No.13 Lancaster Grove on 27/07/18 (consultation end date 20/08/18).</p> <p>The development was also advertised in the local press on the 02/08/18 (consultation end date 26/08/18).</p>			
Adjoining Occupiers:	No. of responses	0	No. of objections	0
Summary of consultation responses:	None			
Belsize CAAC comments:	<p>The Belsize Conservation Advisory Committee has objected to the proposal on the following grounds:</p> <ul style="list-style-type: none"> • Object to proposed large, rear extension which is too close to the feature bow window, presents a large unattractive roof area to all residents and neighbours and is too high on the boundary wall. <p><u>Officer's response:</u> Please refer to paragraph 4.4 and section 5 below. The Belsize Residents Association has objections to the proposal on the following grounds:</p>			
Belsize Residents Association comments:	<p>The application is missing photographs of the context, i.e. immediately adjacent neighbours affected by the proposal. In addition, the right to light study is necessary in order to determine the permissible length of the extension. The application refers to the precedents but doesn't illustrate them on the site plan and so makes it impossible to determine their relevance.</p> <p>Photographs of site were sent to the Residents Association by officers and they were informed of the revisions to the proposal that the depth of the extension had now been reduced to 4m in depth. The following comments were received to the revised plans:</p> <ul style="list-style-type: none"> • My only remaining concern is with the missing evidence of the proposal not adversely affecting the Rights of light for the adjoining neighbour. The current party structure appears partly of temporary nature (image attached). If this is replaced by a taller, permanent structure, the applicant should illustrate that the adjoining neighbour's Right to light is not affected. 			

- | | |
|--|---|
| | <ul style="list-style-type: none">• I hope that such a drawing could be added to the package with ease. Subject that, I have no further concerns. |
|--|---|

Officers response:

Please refer to section 5 below.

Site Description

No.9 is a large Victorian town house located to the east side of Belsize Square. It is separated into 6 flats and the application site relates to the lower ground floor flat. The area comprises large semi-detached Victorian town houses of similar size and design. The subject site is within Belsize Conservation Area and is a positive contributor.

Relevant History

The planning history for the application site can be summarised as follows:

No.9 Belsize Square:-

2015/5644/P - Addition of a side dormer to roof slope in connection with residential flat (Class C3) – Refused on 08/03/16.

2014/4900/P - Erection of single storey garden house – Granted – 03/12/14.

Relevant policies

National Planning Policy Framework (2019)

The 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 2003

Assessment

1. The proposal

1.1. Planning permission is sought for:

- Erection of a single storey rear extension, measuring: 3.7m wide, 4m deep and 3m height including the green roof. The extension would be clad in zinc with aluminium windows. It would provide additional habitable floorspace for the existing flat.

2. Revisions

2.1. It should be noted that during the course of the assessment the single storey rear extension was reduced in depth from 5.2m to 4m. Following the consultation process the applicant amended the scheme to try to address some of the concerns raised by the Belsize CAAC and the Residents Association in relation to the size of the extension. The depth of the extension was reduced by 1.2m.

3. Assessment

3.1. The principal considerations material to the determination of this application are as follows:

- The visual impact upon the character and appearance of the host property, streetscene, local area and the Belsize Conservation Area
- The impact on neighbouring amenity

4. Design and Conservation

4.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

4.2. The proposed single storey rear extension is subordinate in scale and location to the host building, and respects the character and setting of neighbouring buildings. The simple modern design is considered to be appropriate for the conservation area as the extension would be modest in size and scale, located at lower ground floor level and would not be seen from any public views.

4.3. The extension is proposed to be clad in zinc and have aluminium windows. Although this would not include the use of traditional materials like brick and timber window frames to match the existing host dwelling it is noted that there are other extensions to houses to the rear of Belsize Square which consist of conservatories made of uPVC, brick and glass, therefore the proposed materials would be considered appropriate. The flat roof is proposed to have a green/sedum roof on it, this will add greenery to the development and make it look more in keeping with the existing garden area which consists of large trees and bushes. A condition would be attached to ensure that details of the green roof are submitted to the local authority.

4.4. The extension would be adjacent to the bow window to the rear, it would not be encroaching onto the window. The extension has been reduced in depth from 5.2m to 4m resulting in a subordinate addition. The current western boundary treatment is currently 2.7m in height, the proposed extensions wall would be adjacent to the boundary and would be 3m in height so 0.30m higher than the boundary treatment. This is considered to be a modest difference as No.8 Belsize Square is also set on higher ground so the extension would only appear marginally higher than the boundary treatment. It is therefore considered the proposed extension would have no impact to the character and appearance of subject dwelling or the surrounding area.

4.5. 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.

4.6. Overall, the scale, bulk, design and use of materials of the proposals would be relative to that of the host building and the surrounding area and would not be harmful to the character appearance of the street scene or the Belsize Conservation Area. The proposal would enhance the character of the conservation area and therefore be in accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017, as well as the London Plan 2016 and NPPF 2019.

5. Residential Amenity

5.1. The Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by stating that the Council will only grant permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise and impact on daylight and sunlight.

Overlooking

5.2. The proposed extension would include full height window openings on the southern rear and eastern side elevations. The extension is single storey and views would only be had towards the garden area and there are tall trees and bushes on the boundaries which would prevent views to neighbouring properties.

Daylight & Sunlight

5.3. Given that the property is south facing it would not have any impacts in regards to loss of sunlight. In regards to daylight given the extensions siting and the large garden areas it is not considered there would be a loss of daylight.

5.4. The Residents Association has raised concerns about the impact of the proposal and potential loss of light and rights to light to the neighbouring properties. Due to the location and nature of the proposals, the development is not considered to cause harm to neighbouring amenity in terms of privacy, outlook or daylight. The proposed extension would be up to the boundary with No.8 Belsize square. It is also noted that No.8 is placed on higher ground compared to that of No.9. No.8 does not have any extensions to its rear elevation. There are a pair of doors to rear of No.8 which serve a study room, the doors would be located approximately 2m from the boundary with No.9.

5.5. The height of the extension would be 3m which is 0.30m higher than the western boundary treatment, given the reduction in depth, the separation distance to the rear study doors at No.8 and that No.8 is on higher ground, it is not considered the extension would have a detrimental impact to the amenities of No.8 Belsize Square in regards to loss of light, overshadowing or overbearing impacts. The development is thus considered to be in accordance with policy A1.

6. Recommendation

6.1. 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 08th 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: 2018/2977/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Date: 2 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

kasia whitfield design
90a Fellows Road
Belsize Park
London
NW3 3JG

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
9 Belsize Square
London
NW3 4HT

DECISION

Proposal:

Erection of a lower ground floor single storey rear extension to the existing self-contained flat
Drawing Nos: Location plan, EX01-100, EX01-50, EX02, EX03, EX04, PP01-100 Rev A, PP01-50 Rev A, P02 Rev A, PP03 Rev A, PP04 Rev A, PP05 Rev A.

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: Location plan, EX01-100, EX01-50, EX02, EX03, EX04, PP01-100 Rev A, PP01-50 Rev A, PP02 Rev A, PP03 Rev A, PP04 Rev A, PP05 Rev A.

Reason:

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

- 4 Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:
 - i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies D1, D2 and A3 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.

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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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