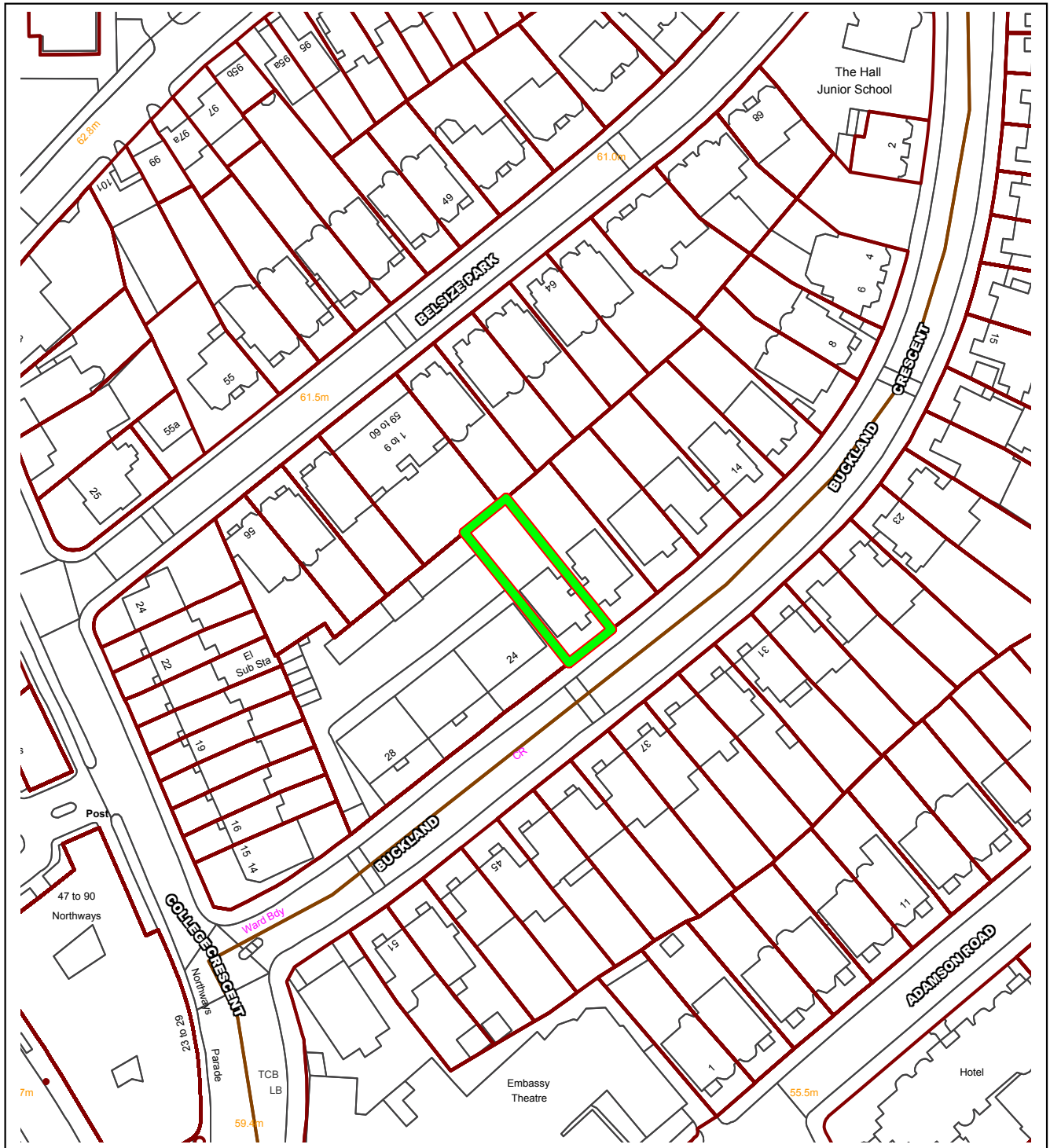


Site Location Plan. 2019/0836/P - Flat 1, 22 Buckland Crescent. NW3 5DX.



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Flat 1, 22 Buckland Crescent. 2019/0836/P.

Site photos:



1. Front view of host property.



2. Close up view of new door and fan-lights in place.



3. View of new door and fan-lights.



4. Google street view image, March 2018. Please note: up-and-over style garage door previously in place here.

Delegated report		Analysis sheet		Expiry Date:	20/05/2019
(Members Briefing)		N/A		Consultation Expiry Date:	07/04/2019
Officer			Application Number(s)		
Matthew Dempsey			2019/0836/P		
Application Address			Drawing Numbers		
Flat 1 22 Buckland Crescent London NW3 5DX			Site Location Plan 190211/01, 190211/02, 190211/03, 190211/04, 190211/05, 190211/06, 190211/07.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Retention of doors at front lower ground floor level.					
Recommendation(s):		Grant conditional planning 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	00	No. of objections	00
Summary of consultation responses:	<p>A Press notice was published on 14/03/2019 which expired on 07/04/2019 and a site notice was displayed on 13/03/2019 which expired on 06/04/2019.</p> <p>A resident of a neighbouring property (No. 20 Buckland Crescent) has objected on the grounds that the existing plan is incorrectly labelled with regards to the use of the internal space. They have also raised concern over issues related to parking.</p> <p><u>Officer response:</u> The applicant has stated this proposal is for retrospective consent for retention of the doors installed and the internal space is part of the main house and benefits from C3 residential use. 'A study' as indicated on the plans is not in conflict with this use. Parking issues on private land are a civil matter between the two or more parties involved.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>The Belsize Conservation Area Advisory Committee (CAAC) objected and raised these concerns:</p> <p>"Why retain the garage door when it is no longer a garage? The introduction of fan-lights and door is not an improvement on the original door."</p> <p><u>Officer response:</u> By installing a garage-style door to in this position, there is very little noticeable alteration to the host property from the public realm. This is considered a sensitive design approach and is welcomed.</p>					

Site Description

The host property is a four storey, detached town house constructed during the mid to late 19th Century, on the northern side of Buckland Crescent in the vernacular style of Italianate stucco rendered villas. The property has been split from a single dwelling into residential flats. The site is located within the Belsize Park Conservation Area. The site is not a listed building, however; it is noted within the conservation area statement as making a positive contribution to the conservation area.

Relevant History

169921 - Erection of two adjacent garages at the premises known as 20/22, Buckland Crescent, Hampstead. **Conditional 14/12/1937.**

G7/12/B/29546 - Change of use, and works of conversion, of ground floor and basement to provide two maisonettes. **Conditional 22/01/1980.**

G7/12/B/31158 - Formation of a means of access to the existing garages. **Conditional 22/01/1980.**

PW9902718 - Change of use from 8 non-self contained bedsits on the first and second floors to two self contained flats and installation of two windows on the side elevation, As shown on drawing numbers; 837, 01/01, 01/02, 02/01 and 02/02. **Refuse Planning Permission 02/11/1999.**

2010/3603/P - Erection of roof dormer extensions and conversion of roof space into self contained flat((Class C3). **Refused 15/09/2010.**

2012/6031/P - Use of the third floor as a self contained residential flat (C3) incorporating the erection of a dormer roof extension. **Refused 23/01/2013.**

Relevant policies

National Planning Policy Framework (2019)

London Plan (2016)

Camden Local Plan (2017)

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Camden Planning Guidance

CPG Design (2019)

CPG Amenity (2018)

CPG Altering and extending your home (2019)

Belsize Conservation Area Statement (2003)

Assessment

1.0 Proposal

- 1.1 Planning permission is sought for the retention of a new timber door installed to the front elevation at lower ground floor.
- 1.2 The timber outward opening door, with three rectangular fan-lights has been installed to replace a traditionally styled up-and-over garage door which had been in this position previously.

2.0 Design

- 2.1 The proposed new door has been designed in the style of a garage door to be suitable to the location it has been installed.
- 2.2 The new door has been constructed from timber and painted white and matches the windows on the rest of the host property, and the windows of its neighbouring pair (No. 20).
- 2.3 The door in place previously, whilst of a traditional garage door type, was of no architectural merit as can be seen from historic street views from March 2018.
- 2.4 The new door is considered to be an improvement in design terms and it is not considered that this addition has any negative impact on the character and appearance of the host building or the Belsize Park conservation area and is in accordance with policies D1 and D2 of the Local Plan.
- 2.5 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

3.0 Amenity

- 3.1 The new door replaces a garage door. However the inside space has been utilised as a study for some time and there is in effect no loss of parking space created by this development.
- 3.2 The three fan-lights above the main door will provide some natural light for the occupier of the study without negatively impacting on the street scene or wider conservation area.
- 3.3 There remains an off street parking space at the host property.
- 3.4 It is considered that this development would have no adverse effect on the amenity of neighbouring properties in accordance with policy A1 of the Local Plan.

4.0 Recommendation

- 4.1 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 Tuesday 7th May 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: 2019/0836/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Date: 1 May 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

Damon Pedder
22 Redfern Road
London
NW10 9LB

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1

22 Buckland Crescent

London

NW3 5DX

DECISION

Proposal: Retention of doors at front lower ground floor level.

Drawing Nos: Site Location Plan 190211/01, 190211/02, 190211/03, 190211/04, 190211/05, 190211/06, 190211/07.

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 shall be maintained in accordance with the following approved plans: Site Location Plan 190211/01, 190211/02, 190211/03, 190211/04, 190211/05, 190211/06, 190211/07.

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

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.

DRAFT

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

DECISION