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7 Belsize Crescent NW3 5QY

Application to alter the existing rear dormers.

Heritage statement

The property falls within the Belsize Conservation Area. Belsize Crescent was constructed in the 1880s and essentially comprises a series of 5-storey terraced houses which step up the Crescent curving to meet Lyndhurst Gardens. The properties which are grand in appearance are set on a lower ground and raised ground floors with 3 upper floors, the third floor formed within the roof structure incorporating dormer windows. The houses are rendered at lower and upper ground floor with buff-coloured brickwork and rendered feature details, around windows, banding and cornices.

Some of the houses are still in single family occupation, although the majority are now converted into self-contained flats. The application concerns the 2nd and 3rd floor maisonette at 7 Belsize Crescent.

The properties in the Crescent almost all date from the same period and are similar in appearance, although there have been minor changes, mainly at roof level, the most significant being the change from the shallow sloping roof to a Mansard form and some enlarged dormers. The appearance however, is largely consistent and intact.

The rear of the properties, which concerns this application have undergone many changes, primarily at roof level and whilst the generally appearance of the properties from their back elevations remains relatively unchanged the roofscape across all the streets from Belsize Crescent to Daleham Gardens including the Mews, are very varied and there is no consistency in style form, or even size.

The properties in the Crescent have been altered to create complete roof extensions or different forms of dormer construction. It is difficult to present these variations other than through Google Maps [included] as none of the roofs can be seen from any public viewpoint.

In the case of this property the original roof form [pitch] is intact and the application is limited to the infilling between two existing dormers and therefore will not greatly affect the overall appearance of the roofscape.

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