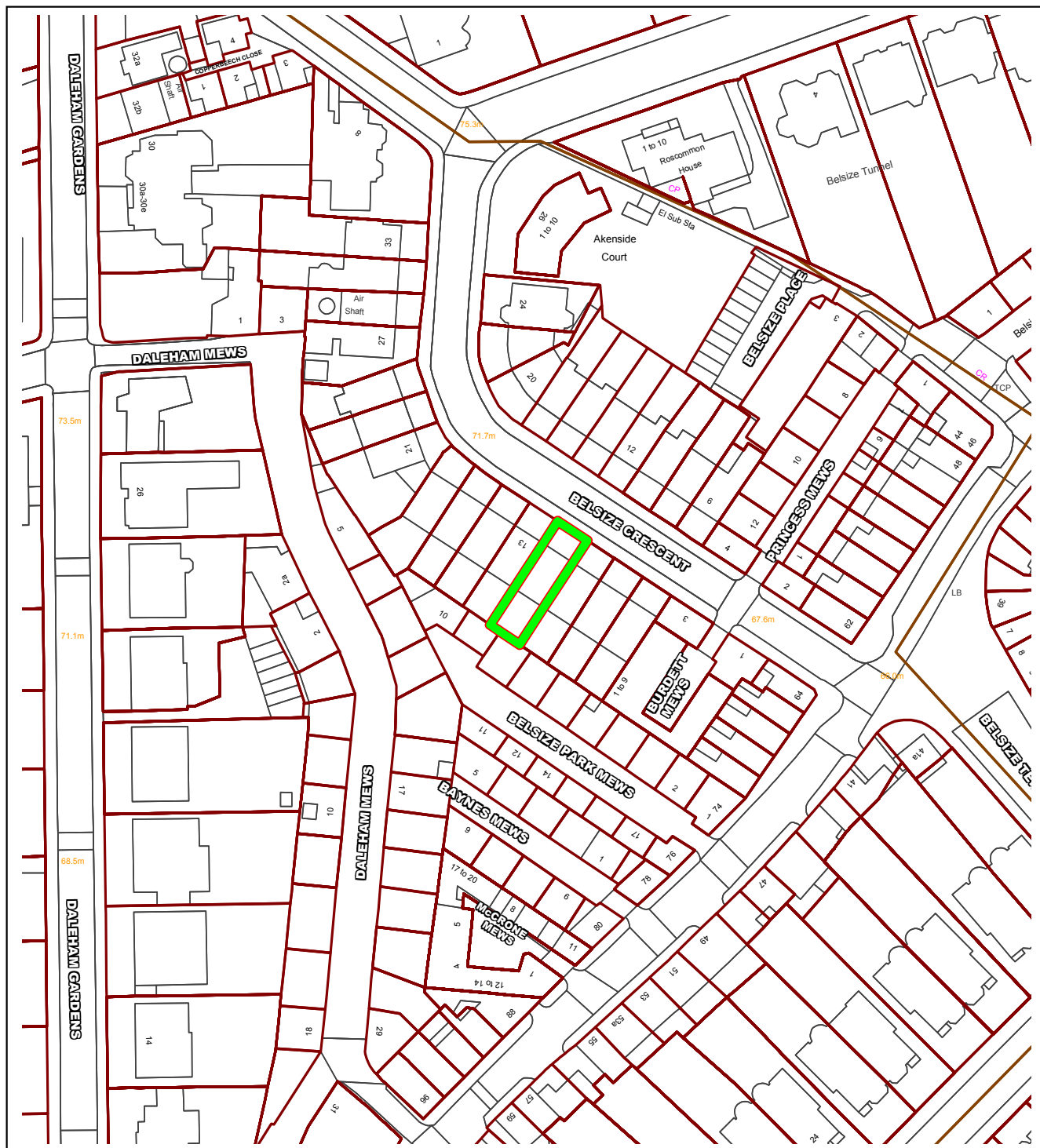


11 Belsize Crescent, London, NW3 5QY



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Photos



Above photos show front elevation views



Above photos show front garden views



Above photos show rear elevation view



Above photos show views towards neighbouring properties.



Above photos show rear garden views



Photo shows existing roof dormers



Photo shows existing roof dormers and stairs



Photo showing front dormer window



Photo showing roof view of neighbouring property and terrace at far end property

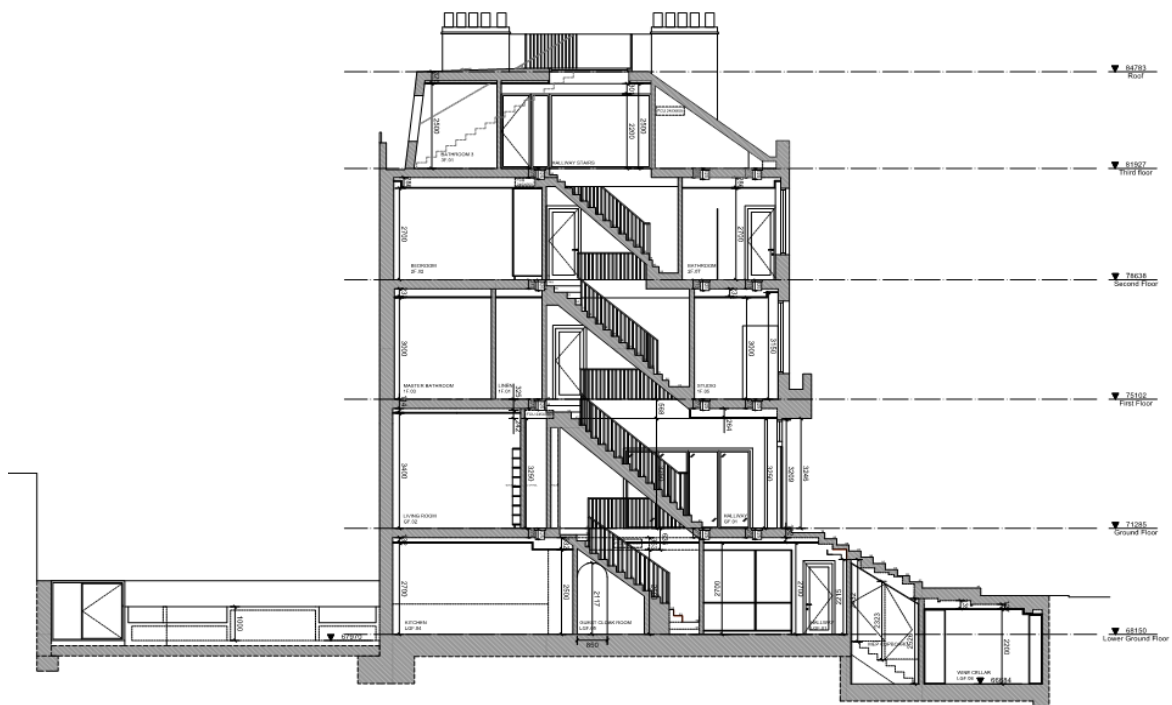


Photo showing other side roof extension



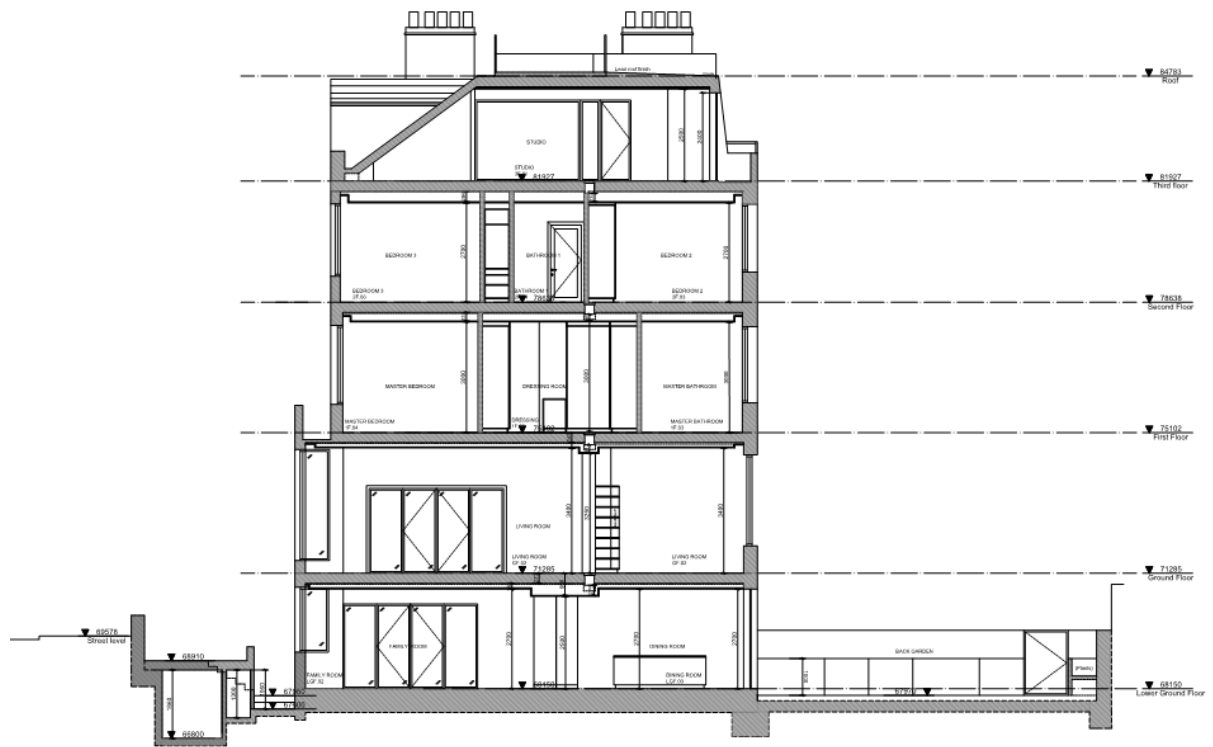
1-Proposed front elevation

Proposed front and rear elevation



1-Proposed section AA
1:100

Proposed section AA



1-Proposed section BB
1:100

Proposed section BB

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	28/10/2019
		N/A / attached		Consultation Expiry Date:	26/10/19
Officer				Application Number(s)	
Jaspreet Chana				2019/4143/P	
Application Address				Drawing Numbers	
11 Belsize Crescent London NW3 5QY				Refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s) Replacement of front and rear windows, changes to rear facade to involve new doors at lower ground floor, remodelling of existing rear roof dormers, replacement terrace with replacement railings and associated internal and external works and landscaping					
Recommendation:		Grant conditional planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	The site notice(s) were displayed one outside No.11 and one outside Nos.8-9 Belsize Park Mews on 02/10/19 (consultation end date 26/10/19). The development was also advertised in the local press on the 03/10/19 (consultation end date 27/10/19).			
Adjoining Occupiers:	No. of responses	02	No. of objections	02
Summary of consultation responses:	No objections were received from neighbouring residents			
Belsize conservation area advisory committee (CAAC):	The Belsize Conservation Advisory Committee has objected to the proposal on the following grounds: <ul style="list-style-type: none">Object to excessive demolition works to rear façade and roof and to proposed new metal windows and doors. <i>Officer's response: Please see section 2 and 4 below.</i>			
Belsize Society:	The Belsize society has objected to the proposal on the following grounds: <ul style="list-style-type: none">The application disregards the hierarchy of the historic property's fenestration by introducing new openings at the rear which are same size regardless of the spaces/rooms they serve. That is not the case on the original façade, it is not necessary and should be resisted.In addition, it is inappropriate to treat the lower ground openings in the same manner as upper ground. This also removes the original logic of buildings of this period.Finally, the excessive roof top terrace and associated top extension of the top floor sits awkwardly atop, making a heavy hat where ordinarily subservient spaces reside. <i>Officer's response: Please see section 2 and 4 below.</i>			

Site Description

The application site is mid-terrace five storey town house with a basement. The property was converted into five flats back in the 1920s but has since reverted back to a single family dwelling (2014/5505/P). The surrounding area is predominantly residential consisting of similar town houses of similar style and size. The subject property falls within Belsize Conservation Area, it is not listed but is a positive contributor to the area.

Relevant History

11 Belsize Crescent –

2014/5505/P - Change of use of five flats to single dwellinghouse – Granted – 13/11/2014.

2014/5506/P - Erection of a platform base, railings, chains, wooden safety fencing, wooden staircase and low level diode type lights associated with the use of the roof and staircase as a terrace – Granted – 03/03/2015.

Relevant policies

National Planning Policy Framework (2019)

The London Plan (2016)

The London Plan (intended to publish) 2019

Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design
- D2 Heritage

Camden Planning Guidance:

- CPG – Design
- CPG – Amenity

Belsize conservation area statement (2002)

Assessment

1. The proposal

1.1. Planning permission is sought for:

- Replacement of front and rear windows;
- Changes to rear facade to involve new doors at lower ground;
- Replacement of existing terrace with replacement railings;
- Remodelling of existing roof dormer window, roof terrace and stairs;
- Associated internal and external works;
- Front and rear landscaping.

2. Revisions

2.1. It should be noted that during the course of the assessment revisions to the proposed scheme were requested in order to appease concerns raised by officers'. The revisions made to the proposed scheme can be summarised as follows:

- The enlargement of rear windows at first floor and second floor levels was not considered acceptable due to the unaltered terrace and therefore this was amended to return back to match the windows on the existing first and second floor.
- The rear elevation is not going to be fully demolished it will be repaired and retained.
- The ground floor balcony window openings were not considered acceptable due to unaltered terrace at this level and the application seeks to revert back to windows to match the existing.
- In regards to the remodelling or the existing roof dormer window and stairs, it was suggested that the sliding doors are to become narrower/smaller so that they don't appear so wide and that you can see an even amount of wall around the doors.
- The original terrace being proposed was too large and officers requested this to be made smaller and only be over the existing roof which is similar to what was approved under application 2014/5506/P.

2.2. The revisions made to the scheme did not materially affect the scheme and as such were accepted as amendments under the ongoing application.

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. 11 Belsize Crescent is part of a terrace of houses which externally have retained their original form and setting, No.11 has retained its front facing dormer window, this has been lost on other houses.

Front elevation

4.2. The alterations to the front elevation propose to replace the uneven non-historic doors to the bay window on lower ground floor with a sash window, this would be similar to the sash window which would have originally been there.

4.3. The ground front, first, second and third floor windows are all to be replaced with matching windows which are double glazed white painted timber with structural glazing bars with the use of hister glass. The front door is to be painted black and the ground floor elevation of the house is to be in white painted render. These alterations would be modest and would preserve the character of the host building and enhance the

wider conservation area and would therefore be considered acceptable.

- 4.4. A new store and bike store would be created to the front of the property at lower ground floor level which would have stairs leading down to this area. On top of the store would be a new refuse area next to the new lower ground window, it will contain 4 new bins and will be completely covered, both the store and refuse areas are enclosed within the front boundary. As these stores would be enclosed within the front boundary and covered it is not considered there would be direct public views into this part of the site.

Rear elevation

- 4.5. To the rear elevation the existing door and windows at lower ground level are to be replaced with full height metal glazed doors and the ground, first and second floor windows are to replace the windows like for like within the same positions continuing in the rhythm of the unaltered upper floors of this terrace. The addition of the wider full height doors given their siting on the lower ground floor and set central within the rear elevation it is not considered it would harm the host dwelling or surrounding area and would not be seen from any public views.

Remodelling of existing roof dormer window, roof terrace and stairs

- 4.6. At roof level the staircase leading up to the roof terrace is proposed to be moved to nearer the left hand side party wall and the existing two rear dormer windows are to be remodelled to have a flatter and flush front wall incorporating doors and a sash window. The proposed doors and window would lead towards a studio room within the roof space which would be used for various ancillary activities. This is considered to be an improvement in design compared to the existing situation and as there are various types of roof dormer windows on this terrace it would not be out of keeping with the rest of the street. The roof terrace has been reduced in size to only cover the existing flat roof between the two slopes of the roof only and not project over the rear dormer window, this would be considered acceptable and similar to other roof terraces within the street, the proposal would therefore be in accordance with the altering and extending your home CPG.

Landscaping

- 4.7. The front garden houses a holly tree which is in a poor state and does not add any particular value to the street scene. The applicants are proposing to replace the tree with a semi-mature saucer magnolia which is considered a better alternative. A tree application was submitted (2019/3784/T) and approved for the trees removal on 28/08/19 and tree officers had no objections to this.
- 4.8. The rear garden is to be landscaped to accommodate paving in York stone within the middle and the outskirts would be filled with different vegetation and trees from small to mid-height, the party walls will also be topped with low-level teak horizontal trellis to aid in privacy to and from the garden.

5. The impact on neighbouring amenity

- 5.1. Given the modest alterations proposed to this property it is not considered they would have a detrimental impact on the amenities of neighbouring properties in regards to loss of light, overlooking, overbearing or overshadowing impacts.
- 5.2. The development is therefore considered to be in accordance with planning policies A1.

6. Conclusion

- 6.1. Objections have been received and duly taken into account prior to making this decision. The site's planning history has been taken into account when coming to this decision.
- 6.2. 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 (ERR) 2013.

- 6.3. Overall, the scale, 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 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.

7. Recommendation

- 7.1. 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 17th February 2020, 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: 2019/4143/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Date: 12 February 2020

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

Rabih Hage Limited
Basement Offices
26 Eaton Terrace
London
SW1W 8TS

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**11 Belsize Crescent
London
NW3 5QY**

Proposal:

Replacement of front and rear windows, changes to rear facade to involve new doors at lower ground floor, remodelling of existing rear roof dormers, replacement terrace with replacement railings and associated internal and external works and landscaping

Drawing Nos: LP-0001 Rev A, SP-0100 Rev A,, EX-0200 Rev B, EX-201 Rev B, EX-202 Rev B, EX-203 Rev B, EX-204 Rev B, EX-205 Rev B, EX-601 Rev B, LAN-0201 Rev A, LAN-0202 Rev A, LA-0200 Rev D, LA-0201 Rev D, LA-0202 Rev D, LA-0203 Rev D, LA-0204 Rev C, LA-0205 Rev C, PEE-601 Rev C, GA-0401 Rev B, GA-0402 Rev B, Arboriculture report, Design & Access Statement, Heritage Statement, Structural Engineering notes.

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: LP-0001 Rev A, SP-0100 Rev A,, EX-0200 Rev B, EX-201 Rev B, EX-202 Rev B, EX-203 Rev B, EX-204 Rev B, EX-205 Rev B, EX-601 Rev B, LAN-0201 Rev A, LAN-0202 Rev A, LA-0200 Rev D, LA-0201 Rev D, LA-0202 Rev D, LA-0203 Rev D, LA-0204 Rev C, LA-0205 Rev C, PEE-601 Rev C, GA-0401 Rev B, GA-0402 Rev B, Arboriculture report, Design & Access Statement, Heritage Statement, Structural Engineering notes.

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.
- 3 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

- 4 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.
- 5 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