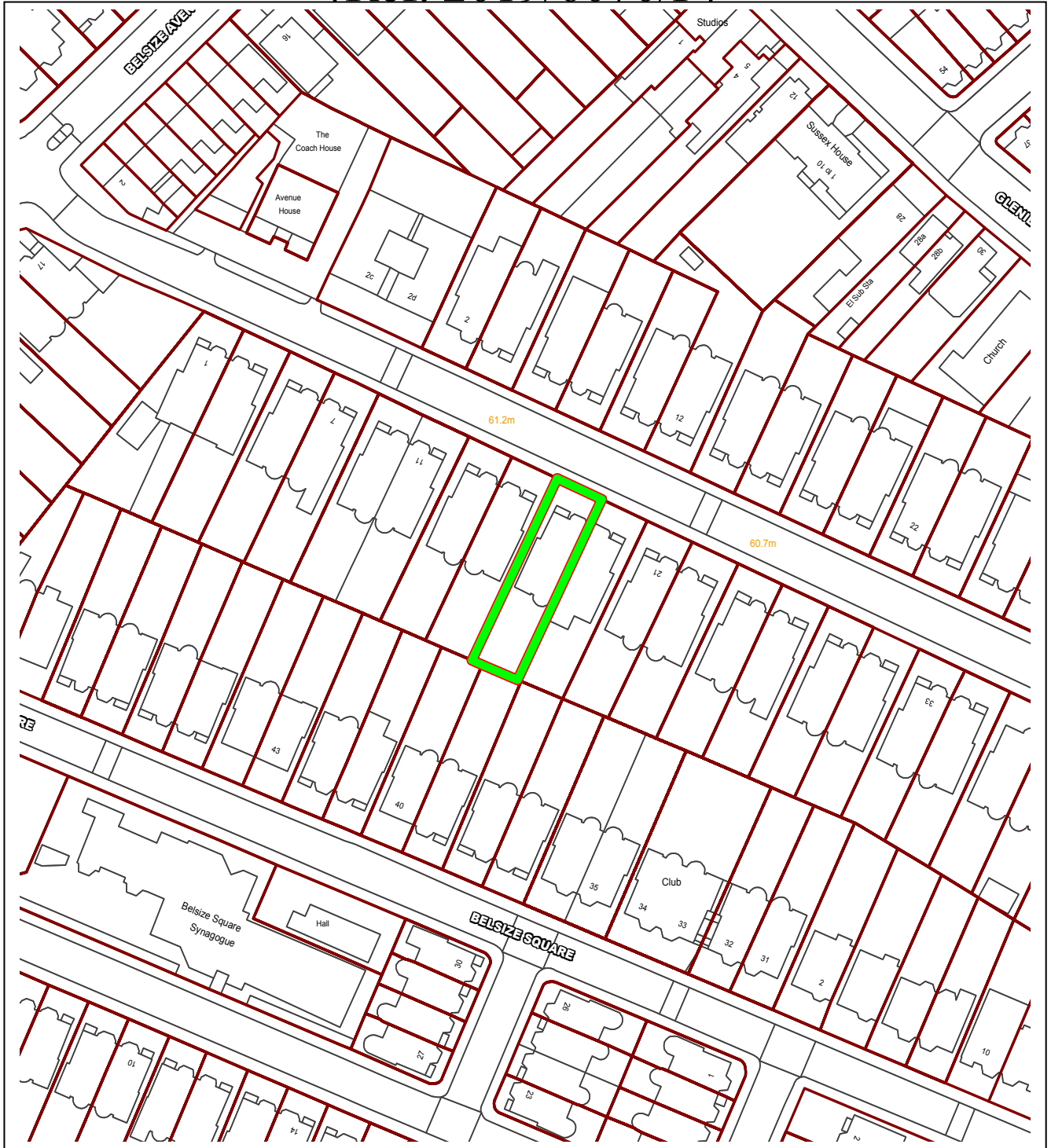


# 17 Belsize Park Gardens, NW3 4JG (Ref. 2019/6070/P)



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Photos



1: Front garden (View from Belsize Park Gardens)



2. No. 15 Belsize Park Gardens (2017/3533/P implemented)

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>24/02/2020</b>
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>	<b>28/02/2020</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Sofie Fieldsend			2019/6070/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
17 Belsize Park Gardens London NW3 4JG			Please refer to draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Erection of front bin/bike stores. Replacement pier caps/wall, installation of new railings, alterations to basement steps and new paving to front yard.					
<b>Recommendation(s):</b>		Grant conditional planning permission			
<b>Application Type:</b>		Full application			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>0</b>	No. of responses	<b>0</b>	No. of objections	<b>0</b>
<b>Summary of consultation responses:</b>	<p>A site notice was displayed on 04/02/2020 (consultation end date 28/02/2020). A press notice was advertised on 09/01/2020 and expired on 02/02/2020.</p> <p>No objections were received in response to the public consultation.</p>					
<b>Camden Town CAAC</b>	<p>The Belsize Society objected on the following grounds to the original plans:</p> <ol style="list-style-type: none"> <li>1) The new proposed railings should match the existing railings on site instead of matching the adjacent 'Victorian-like' railings.</li> <li>2) The proposed small-tile-and-stone-riser cladding paving is inappropriate for this Conservation Area. It doesn't seek to restore the original period paving nor does it propose a quality contemporary version inspired by the original. It simply copies the adjacent tiling. There is no attempt to research the original typology of entrance paving for this type of property whereby failing to address the Conservation Area guidelines.</li> </ol> <p>Officer response:</p> <ol style="list-style-type: none"> <li>1) See section 3.4</li> <li>2) See section 3.5</li> </ol>					

## Site Description

The application site is a three storey with basement semi-detached dwelling which consists of five flats (use class C3) located on the south-east side of Belsize Park Gardens. The site is located within the Belsize Park Conservation Area and while the building is not listed, it is recognised as making a positive contribution to the character of the conservation area.

## Relevant Planning History

### Site

**None relevant**

### 15 Belsize Park Gardens

**2017/3533/P** - Re-instating of capping stones to 6no existing piers; replacement of 4no sets of metal railing to entrance stairs; construction of a bin store and alterations to existing garden store with associated landscaping including side access stairs within the front garden, alterations to existing left hand side front boundary wall all in connection with residential flats (Class C3). - **Granted 04/12/2017**

### Bin stores with Belsize Gardens

No5

TPD1678/1623 – (granted on 02/10/1964) - Construction of dustbin shelter to house seven bins at side.

No37

2012/3390/P – (granted on 19/09/2012) - Erection of front boundary wall and bin store at ground level to residential dwellings (Class C3).

TPD1153/853 – (granted on 04/07/1963) - Erection of a dustbin enclosure.

No61

G8/11/14/1376 – (granted on 13/05/1964) - Construction of dustbin shelter in the front garden.

No77

G8/11/18/854 – (granted on 04/07/1963) - Erection of a dustbin enclosure.

## Relevant policies

### **National Planning Policy Framework (2019)**

### **London Plan (2016)**

### **Intend to publish London Plan (2019)**

### **Camden Local Plan (2017)**

A1 Managing the impact of development

D1 Design

D2 Heritage

### **Camden Planning Guidance**

CPG Altering and extending your home (2019)

CPG Design (2019)

CPG Amenity (2018)

### **Belsize conservation area statement (2003)**

## Assessment

### 1. The proposal

1.1. This application seeks planning permission for:

- Erection of front bin/bike stores.
- Replacement front pier caps/wall
- Installation of new railings and paving to front yard
- Alterations to basement steps

### 2. Revisions

2.1. Following discussions with the Conservation Officer, the following revisions were received:

- Hand rail for the front entrance steps replaced with a simpler design and new stone capping added to wall of the stairs
- Proposed tiling on the front steps amended so that the tiling should sit above the riser than the riser sitting in front of the tiles

### 3. Conservation and design

3.1. The Council's design policies D1 and D2 are aimed at achieving the highest standard of design in all developments. Policy D1 requires extensions to consider the character, setting, context and the form and scale of neighbouring buildings; the quality of materials to be used; and the character and proportions of the existing building. Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

3.2. It is noted that a similar scheme was granted in 2017 for the neighbouring property at No.15 Belsize Park Gardens under planning ref. 2017/3533/P.

3.3. The proposal will install bin and bikes stores within the front garden to accommodate the five existing flats. Both stores will be constructed from timber. The bin store will be at ground level and the existing bin store at the lower level will be replaced with a bike store which sits below the boundary wall with No. 15. The bin store will match its adjoining neighbour at No.15. Although it will have some visibility within the front streetscape, its presence will not be overly conspicuous. The staircase leading to the basement flat will be altered to create a new landing for level access to the bin store and this staircase will be clad in traditional York stone tiles which is a common material found within the conservation area and is acceptable. It is considered that these alterations will improve access to the bins and provide new cycle parking for all 5 existing flats and is acceptable in terms of their siting, scale and detailed design.

3.4. The existing pier caps vary in size and form, the proposal seeks to unify the pier caps in their appearance. The existing front parapet wall will also be rebuilt like-for-like. Capping will also be installed on the along the edge of wall of the entrance stairs on the suggestion from the Conservation Officer. It is considered that this will improve the character and appearance of the front garden.

3.5. A cast iron decorative Victorian style balustrade is proposed for landings (top and bottom), it is noted that there are similar designs found at No.'s 15, 19, 23 and 27 Belsize Park Gardens. Revisions were sought following feedback from the conservation officer to install a simple single handrail along the staircase, between piers and from pier to column rather than continue the decorative railing to reflect the character of the street as the original design was not in

keeping.

- 3.6. The front entrance stairs will be clad in traditional black and white tiles, revised plans were sought to give it a more traditional appearance with the tiling now sitting above the riser than the riser sitting in front of the tiles
- 3.7. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Belsize Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.
- 3.8. Given the above assessment, the proposal is considered to be acceptable in terms of design in accordance with Policies D1 and D2. Overall the development is not considered to cause harm to the character or appearance of the host property, terrace or Belsize Park Conservation Area

#### **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. Given the minor scale and nature of the works and location in the front garden, the proposal is compliant with policy A1 and is not considered to cause harm to the amenity of neighbouring properties in terms of loss of light, privacy or overlooking.

#### **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 30<sup>th</sup> March 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***



Application ref: 2019/6070/P  
Contact: Sofie Fieldsend  
Tel: 020 7974 4607  
Date: 24 March 2020

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

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PBD  
Flat B  
19 Lambolle Road  
LONDON  
NW3 4HS

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## **Full Planning Permission Granted**

Address:

**17 Belsize Park Gardens**  
**London**  
**NW3 4JG**

Proposal:

Erection of front bin/bike stores. Replacement pier caps/wall, installation of new railings, alterations to basement steps and new paving to front yard.

Drawing Nos: S01; P01; P02 A; E01; E02; E03; E04; E05 A; E06 and D01.

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 policies 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:

S01; P01; P02 A; E01; E02; E03; E04; E05 A; E06 and D01.

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 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)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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

**DRAFT**

**DECISION**