

Date: 28/04/2020
Our ref: 2020/1576/PRE
Contact: Obote Hope
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Via email info@ciao.archi

Dear Diego,

Re: 14 Belsize Park, London NW3 4ES

Thank you for submitting a pre-planning application enquiry for the above site which was received on 31st March 2020 together with the required fee of £423.69 that was received on 02nd April 2020.

1. Drawings and documents submitted

113-1EX-00; 113-1EX-01; 113-2GA-01; 113-2GA-02; 113-1EX-02; and Design and Access Statement commissioned by CIOA no date.

2. Proposal

The pre-application submission seeks advice on the acceptability for the erection of single storey infill extension to the rear elevation at lower-ground floor level. The proposed rear extension would measure approximately 4.8m in depth, 4.4m in width and 2.7m in height.

3. Site description

The application site relates to a three storey semi-detached property with basement and converted attic, located towards the northern end of Belsize Park. The host building is subdivided into 5 self-contained flats and the pre-application advice relates to the lower ground floor unit. The surrounding area is predominately residential in character with similar semi-detached properties. The application site is within the Belsize Park Conservation Area and is noted as a positive contributor in the Conservation Area Statement (CAS).

The CAS identifies the site as being within sub-area 1 which is the original part of the Conservation Area, and the later extensions have left it at the core. The paired villas were designed by Daniel Tidey in the mid-1850s, and are symmetrical around the chimney stacks and have hipped roofs. The narrow gaps between these pairs lead to a uniform rhythm with glimpsed views between them. The property itself is considered to make a positive contribution to the Conservation Area, and a characteristic identified within the statement includes views along the rear elevation of the properties along Belsize Park, particularly in regards to the extensions and dormers that are prominent for numbers 9-14.

4. Relevant planning history

2013/1928/P - Erection of a single storey rear extension at lower round floor level in connection with the use as residential flat (Class C3). **Granted** on 01/07/2013.

Neighbouring Properties

15 Belsize Park

PW9802862R1 - Erection of a single storey rear extension to an existing flat at ground floor level. **Granted** on 07/06/2010.

5. Relevant policies and guidance

National Planning Policy Framework 2019

The London Plan March 2016

The Draft London Plan 2019

Camden Local Plan 2017

Policy D1 Design
 Policy D2 Heritage
 Policy A1 Managing the impact of development
 Policy A3 Biodiversity
 Policy CC2 Adapting to climate change

Camden Planning Guidance

Altering and Extending your Home (2019)
 Amenity (March 2018)
 Biodiversity (March 2018)
 Energy efficiency and adaption (March 2019)

Conservation Area Statement

Belsize Park Conservation Area Statement 2009

6. Assessment

The key planning issues in this pre-application enquiry are as follows:

- Principle of development
- Design and heritage
- Amenity

Principle of development.

Pre-application advice is sought for an infill extension to the rear at lower-ground floor level, the extension would measure approximately 3.4m in depth x 4.5m in width x 2.7m in height would be of a modern design with aluminium windows, skylight frame and roof lantern. The flank elevation would be constructed using London stock brick and the fenestration detailing would contain sliding doors to the

rear elevation. The host building forms a semi-detached property with No.15 Belsize Lane, both properties have existing single storey rear extensions and retain the bay window at lower-ground floor level.

There is no precedent set here for an infill extension within this groups of semi-detached properties on the north side of Belsize Park. No's 9 to 17 which forms a uniform group of semi-detached properties and they all retain the bay windows at lower-ground floor level. Nevertheless, the agent makes reference to No.5 Belsize Park (2015/5060/P) and this should be looked at in context with what is being proposed here. All application is determined on a 'case by case basis' which was the case with no. 5 Belsize Park and although the proposal resulted in the loss of the existing ground floor bay window, this was due the bay window had already been compromised by the existing first floor terrace. Furthermore, there were examples of similar extensions at nos. 1 and 3 which forms part of the group of semi-detached properties with no. 5 Belsize Park, which would not be the case here. Thus, the proposal is therefore considered to be harmful to the character or appearance of the host property and the wider conservation area.

The existing rear extension at lower-ground floor level is a modest scale considering the depth of the rear garden and enclosing of the existing bay would result in an extension that would be perceived as being a full width rear addition. Moreover, obscure the traditional bay would detract from the architectural character of the semi-detached pair which is worth preserving this in turn would have a cumulative impact that would erode uniformity and symmetry of the properties within this groups of semi-detached properties.

Design and heritage

The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. The Local Plan policy D1 (Design) requires development to be of the highest architectural and urban design quality which improves the function, appearance and character of the area. Policy D2 seeks to preserve or where possible enhance the character or appearance of conservation areas. Camden's Local Plan Document is supported by guidance in CPG Design.

Policy D2 of the Local Plan 2017 requires new development to demonstrate good quality design that integrates with local surroundings and landscape context. Moreover, the Local Plan stipulates that traditional features i.e. projecting bay windows of properties should be retained or reinstated where they have been lost, using examples on neighbouring houses and streets to inform the restoration.

What is being proposed here would contrary policy D2, compromising the architectural integrity of the building. As existing, the property forms a pair that forms a wider complete compositions with the other semi-detached properties on Belsize Park. Whilst the agent suggested that the bay would be retained and protected within the fabric of the host building the council disagree with that assessment and cannot guarantee this historic feature would be preserved. The building is not listed and any subsequent internal alterations to demolition this structure would not be subjected to planning permission.

Although not widely visible, the proposed extension would be read as full width extension which is uncharacteristic feature within this part of the conservation area. The rear extension would adversely affect the architectural integrity of the building and there is no precedent for this kind of development within the conservation. Moreover, the extension would detract from prevailing pattern of development in the conservation area given the scale, density, and pattern of development. Thus, the rear addition would unbalance the composition of the pair of semi-detached dwellings and disrupting the homogeneity of the row of properties as a whole, resulting in harm to the host dwelling and surrounding Conservation Area.

The design concept for rear extension would fail to enhance the character and appearance of the conservation area and if you intend to continue to pursue this development then it is advised that the principle of enclosing or removing the bay would not be supported.

Amenity

Policy A1 of the Local Plan seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise and impact on daylight and sunlight. Camden's Local Plan Document is supported by CPG6 (Amenity).

The design of the proposed extension takes into some consideration the amenity of the neighbouring properties and given its setting it is not anticipated that the proposal would have impact as the property would be located between the external staircase and further set back from the high boundary wall with no. 14 Belsize Park. Thus the proposal would not have an impact that would be detrimental in regards to loss of light nor would the proposed dwelling have an impact on sense of enclosure.

Please Note: This document represents an initial informal officer view of your proposal based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

Thank you for using Camden's pre-application advice service. If you have any queries about the above letter please do not hesitate to contact myself on the number above.

Yours sincerely,

Obote Hope

Planning Officer
Development Management