

Garden Flat, no. 50 Belsize Park Gardens, NW3 4ND

Planning, Design & Access Statement

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No. 50 Belsize Park Gardens, Spring 2020

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1.0 Introduction

This Planning, Design and Access Statement has been prepared by Sanya Polescuk Architects to support the planning application submission for works at Basement Flat, no. 50 Belsize Park Gardens.

The Basement Flat is located at lower ground floor level, it is in residential use and currently comprises three bedrooms.

Planning permission sought from Camden Council in respect of the following proposal regarding the side, North-West facing elevation (Figures 4 & 5):

- 2 no. removal of metal railings, and 1no. small glazed canopy
- 1 no. replacement door,
- 4 no. replacement windows,
- 1 no. new window,
- 1 no. enlarged window,
- 1 no. door replaced with a window,
- 1 no. enlarged door.

and regarding the rear, North-East facing elevation (Figure 6):

- 1 no. replacement of french doors.

The building is not listed but it is located in the Belsize Conservation Area where it is considered to make a positive contribution.

This Planning, Design and Access Statement provides a review of the relevant national, regional and local planning policies and guidance relevant to the nature of the proposals and the specific degree to which the proposals would accord with the policies of the statutory development plan.



Figure 1. Belsize Park Conservation Area showing (red) is located in Sub Area 1, Belsize Park Gardens.

It has been produced in accordance with the CABE Guidance relating to Design and Access Statements.

In summary, the proposal has the following benefits:

- Significantly improving thermal efficiency of the building,
- Continued use as a residential dwelling,
- Improved residential floorspace,
- A high quality architectural approach,
- Preservation of the character of the conservation area.

2.0 Background

2.1 Practice Profiles

Sanya Polescuk Architects (“SPA”) is a well-established architectural practice based in NW3 with extensive knowledge of the local area. Winner of the AJ Retrofit Award in 2013, SPA has a reputation for skilfully upgrading sensitive building fabric to modern efficiency levels without compromising the special historical characteristics.

2.2 Site and Surrounding Area

No. 50 Belsize Park Gardens is a five storey residential property divided into flats. The Basement Flat occupies the lower ground floor and is accessed via steps down from the street to the side of the property.

The property is an Italianate stucco fronted paired

villa which is characteristic of this part of Belsize Park.

The property is located on the northern side of the street close to the junction with Belsize Grove. See location plan attached at Figure 1.

The area is characterised by residential properties although local amenities can be found on Englands Lane with wider amenities on Haverstock Hill.

The property is located in a sustainable location within close proximity of Swiss Cottage and Belsize Park Underground Stations and numerous bus routes running along Haverstock Hill and Finchley Road.

2.3 Conservation Area

The property is located in the Belsize Conservation Area where it falls within Sub Area 1 (Figure 1). Belsize Park Gardens is described as one of the streets “representing the core area of the Belsize Park development undertaken by Daniel Tidey on the site of Belsize House in the mid -1850s”.

The area is described as a “substantial area of mid 19th century villa development that has strong consistency in the heights of its buildings, which are mostly three storeys with lower ground and sometimes an attic level, their relationship to the streets with front gardens set behind boundary walls and their Italianate styling”.

In Belsize Park Gardens, the predominant building type is the paired villa. One of the distinguishing features of Tidey villas are their curved glass bay windows at the rear and front doors with two panels.



Figure 2. Existing side elevation as seen from public pavement.



Figure 3. Existing side elevation.

3.0 Planning History

A comprehensive review of the Statutory Register of Planning Applications held by the London borough of Camden has been carried out.

Online records show following applications:

- 2020/1614/P - 3rd Floor - Erection of new enlarged rear dormer window following the demolition of existing, replacement existing windows of the side dormer roof extension and installation of new skylights to the flank elevation.
- 9300778 - 1st Floor - The insertion of a window in the North-West elevation.
- 8703157 - 1st Floor - Erection of a conservatory on existing rear balcony.
- 8500188 - 1st Floor - Installation of a new window on the side elevation.
- 8400629 - 3rd Floor - Formation of dormer roof extension at side.
- 4151 - 2nd Floor - Erection of balcony and alterations to form a door on side.
- G8/9/8/10577 - Basement, Ground floor & 1st Floor - Conversion into three self-contained flats.

The applicants, as owner-occupiers, have made personal approaches to all their immediate neighbours to invite their views prior to the submission of this application.

A number of permissions for alterations to side elevation have been granted in the area (See Appendices). There are three precedents particularly relevant to this proposal, found at no. 2, no. 3 and no. 34A Belsize Park Gardens.

3.1 No. 2 Belsize Park Gardens (2014/7828/P)

Planning permission was granted in January 2015 for relocation of entrance door and window on side elevation, installation of metal bars to windows and addition of gate to side alleyway (see Appendix I).

Notable comments from the officers report can be summarised as follows:

“The proposed amendments, namely the relocation of the entrance door and side window, the installation of a gate to the side entrance alleyway and the installation of metal railings to the windows are considered to be of a minor nature and would not significantly alter to the appearance of the building, the streetscene or Belsize Park conservation area, particularly as they are on the side elevation at the lower ground floor level. Due to their minor nature, the proposed amendments would not significantly harm the amenity of any adjoining/adjacent residential occupiers in terms of the loss of their light, outlook, enclosure or privacy.”

3.2 No. 3 Belsize Park Gardens (2017/6116/P)

Planning permission was granted in February 2018 for erection of a single storey rear extension to include green roof and associated external alterations to ground floor flat including replacement of garden side gates and installation and relocation of new windows and doors to the flank wall (see Appendix II).

Notable comments from the officers report can be summarised as follows:

“The proposal also includes the replacement of garden side gates and the installation and relocation of new windows and doors to the flank wall of the subject property at lower ground floor level. These are considered to be minor and sympathetic external alterations with suitably proposed materials which would not result in any detrimental impact to the character of the host property or surrounding conservation area.”

3.3 No. 34A, Belsize Park Gardens (2019/5107/P)

Planning permission was granted in December 2019 for Alterations to side elevation of lower ground floor flat, including relocation of entrance door, blocking no. 2x existing windows and creation of 2x new windows (see Appendix III).

Notable comments from the officers report can be summarised as follows:

“The proposed, new, repositioned door and windows are considered acceptable in terms of design, and would not harm the character and appearance of the subject property or wider conservation area. The openings where the existing door and windows are sited would appropriately be blocked up, rendered, and painted to match existing finish of the side elevation wall.”

“The proposed repositioned door and windows would afford no new views beyond what has been established, the new door and windows would continue to face the boundary wall shared with No. 32 Belsize Park Gardens to the west. The proposal would involve no additional bulk and mass and no change in the use or activity near the entrance to the property. As such, it is not considered that there would be any harm to residential amenity.”

Full details of these applications are attached as appendices to this statement.



Figure 5. Existing side elevation of no. 50 Belsize Park Gardens.



Figure 4. Proposed side elevation of no. 50 Belsize Park Gardens.

4.0 Design and Access

The works to be undertaken to achieve the refurbishment will include retrofitting features to significantly reduce the home's carbon footprint such as: introducing insulation, upgrading glazing, an MVHR installation, underfloor heating.

4.1 Use

The use class of the flat is currently 'C3 residential' and will remain unchanged.

4.2 Amount

The existing flat has a square footage of 154m² (GIA) and will remain unchanged.

4.3 Layout

The proposed changes to the property focus around creating:

- a) rationalised functionality and appearance of the existing openings on the side elevation and improved performance and appearance of garden-facing french door;
- b) within the existing footprint:
 - open plan kitchen and living room,
 - an additional bathroom and WC,
 - built in storage throughout.

The proposed internal layout has been reconfigured to work with the logic of the existing structural walls, whilst reducing circulation and maximising usage,

services and storage spaces as much as possible.

4.4 Access

The access to the site is via the front pavement and from Belsize Park Gardens. Access will remain unchanged with the proposed development.

4.5 Scale

Internally, the proposal's scale is in keeping with existing property as the refurbishment remains within the existing walls, including the thermal improvements to building's external fabric (as outlined in section 1.0).

4.6 Appearance

All proposed materials are a modern interpretation of those already present in the area. Any openings where the existing windows/doors are placed would be blocked up, rendered, and painted to match existing finish of the side elevation wall.

4.7 Protected Trees

None of the trees will be affected by the works.



Figure 6. Proposed rear elevation.



Figure 7. Existing rear elevation.

5.0 Planning Policy Framework

National Policy Guidance is produced by Central Government in the form of the National Planning Policy Framework, adopted in March 2012. This is a material consideration when determining planning applications. (See Section 5.1)

The Statutory Development Plan comprises of regional policies with the Mayor's London Plan (Consolidated with Alterations since 2011) (herein referred to as "LP"), adopted in March 2016 and at a local level the London Borough of Camden Local Plan adopted in 2017. (See Sections 5.2 and 5.3)

Supplementary Planning Guidance known as Camden Planning Guidance is also a material consideration along with the Belsize Conservation Area Statement. (See Section 5.4)

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the statutory development plan unless material considerations indicate otherwise.

5.1 National Planning Policy Guidance

The National Planning Policy Framework (March 2012)

The NPPF document sets out the Government's planning policies for England and how these are expected to be applied. It summarises in a single

document, previous national planning policy statements. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

The NPPF introduces the presumption in favour of sustainable development although it makes plain that the development plan is still the starting point for decision making.

5.2 Regional Planning Policy – The London Plan

March 2016 (Consolidated with Alterations since 2011)

The LP sets out the relevant London-wide planning policy guidance, the relevant regional planning policy guidance for the Borough and forms a component part of the statutory development plan.

It aims to set out a framework to co-ordinate and integrate economic, environmental, transport and social considerations over the next 20-25 years. The LP is the London-wide policy context within which the boroughs set their local planning agendas.

The proposal has taken into account the most relevant LP policies and guidance affecting the proposals for the building. LP policies are referred to, where relevant, in Section 6 (Considerations of the Proposals) of this Statement.

In addition to the LP, the Mayor has produced more detailed strategic guidance of issues, which cannot be addressed in sufficient detail in the Plan, through SPG documents. This does not set out any new policies but provides guidance of policies established by the LP.

The following policies from the LP are considered relevant to the proposals:

Policy 3.14 – existing housing

Policy 7.4 – Local character

Policy 7.6 – Architecture

Policy 7.8 – Heritage Assets and Archaeology

5.3 Camden Local Plan (2017)

The Local Plan was adopted by Council on 3 July 2017 and has replaced the Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the borough.

The following Local Plan Policies are considered relevant to the determination of these proposals:

H1 – Maximising Housing Supply

H3 – Protecting Existing Homes

D1 – Design

D2 - Heritage

A1 – Managing the Impact of Development

A4 – Noise and Vibration

5.4 Supplementary Planning Guidance

The relevant LBC Supplementary Planning Guidance includes:

The Belsize Conservation Area Statement (April 2003),
Camden Planning Guidance 1 (CPG1) – Design,
Camden Planning Guidance 2 (CPG2) – Housing,
Camden Planning Guidance 6 (CPG6) – Amenity.

6.0 Conclusion

The proposed amendments at lower ground floor level will provide improved residential floorspace and a high-quality environment for the new occupiers who have recently purchased the property and intend to stay in the property for the long term.

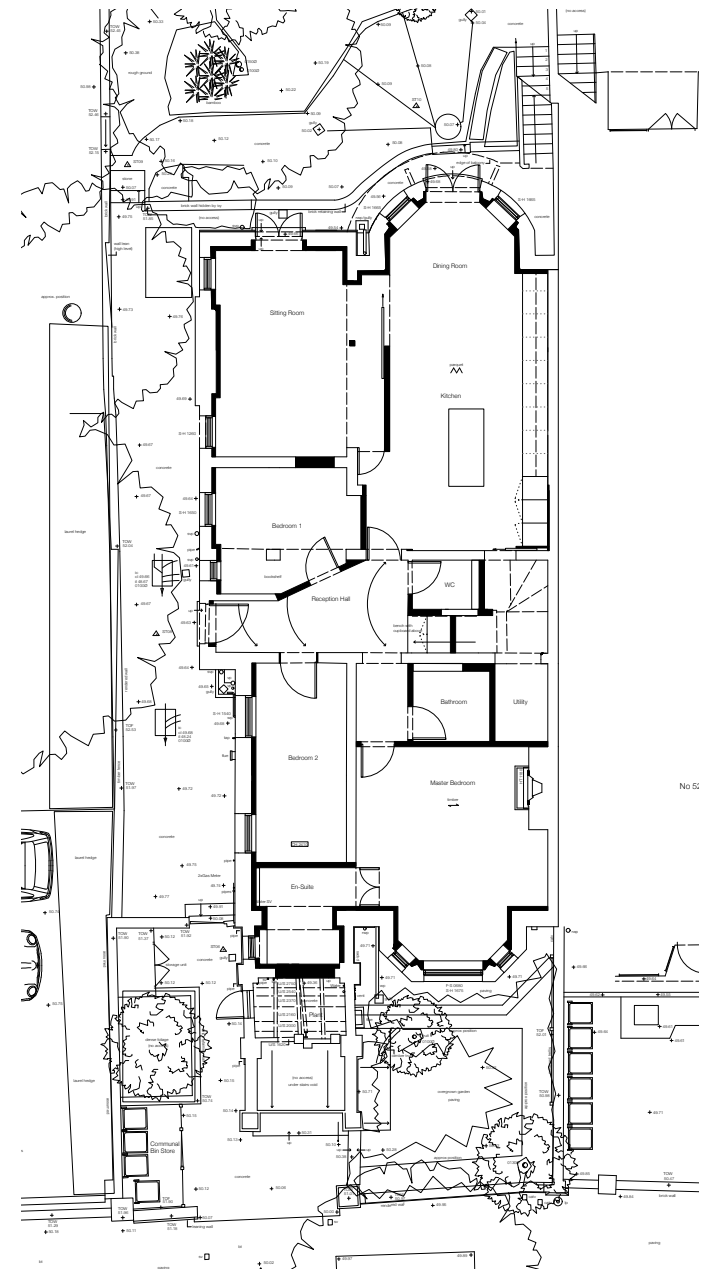
The proposal will provide rationalised and much improved accommodation and in turn, increase the quality of the whole building. The proposal therefore complies with local policies relating to the provision of high quality residential accommodation.

Careful consideration has been given to the relevant policies and in particular the Camden Planning Guidance relating to design, throughout the design development process.

The proposed changes are subordinate to the existing building and will not be visible from the street or obscure any important architectural features.

The use of materials and design will preserve and enhance the character and appearance of the Conservation Area.

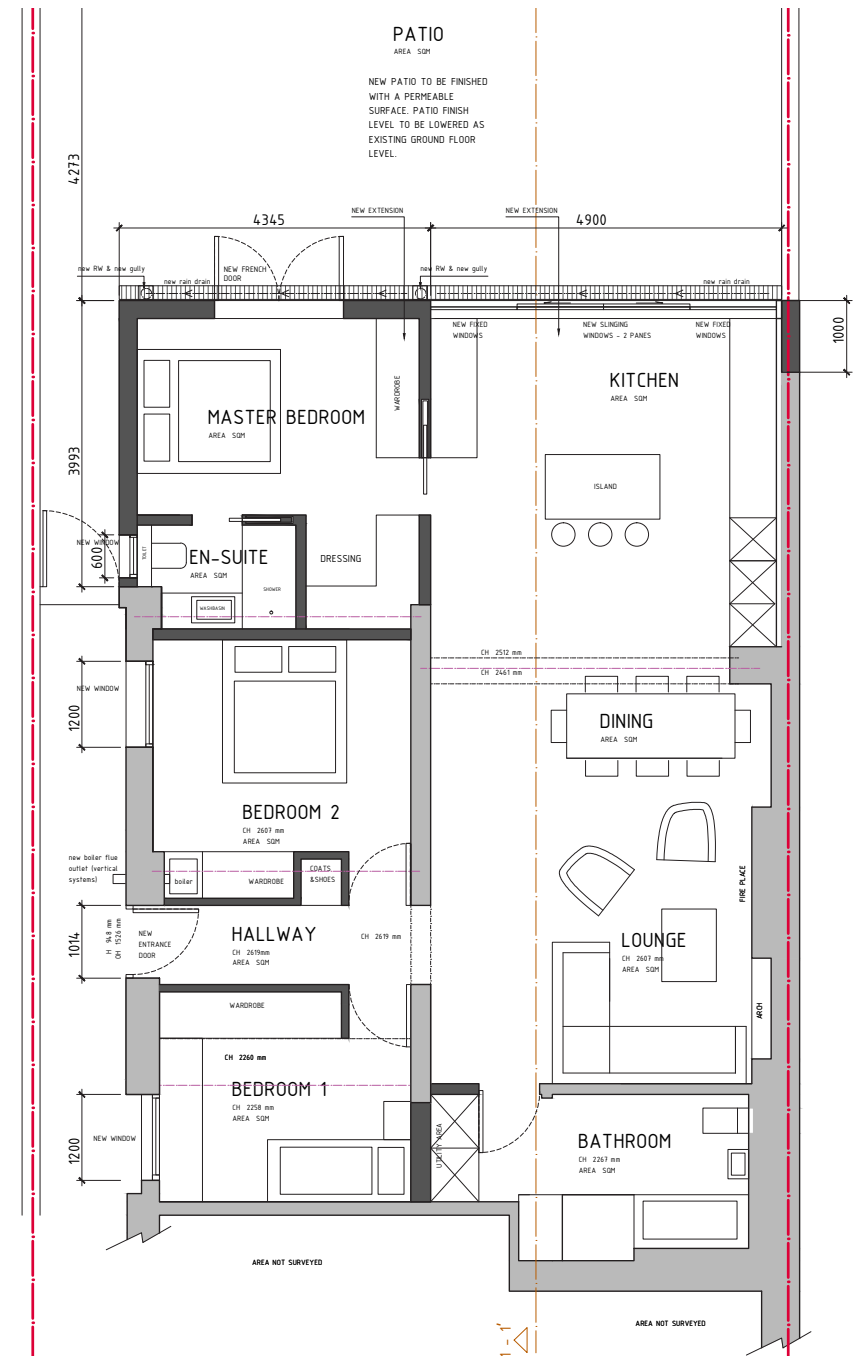
Overall, the proposal complies with the relevant policies at national, regional and local level and it is therefore considered that the proposal is acceptable in planning terms.



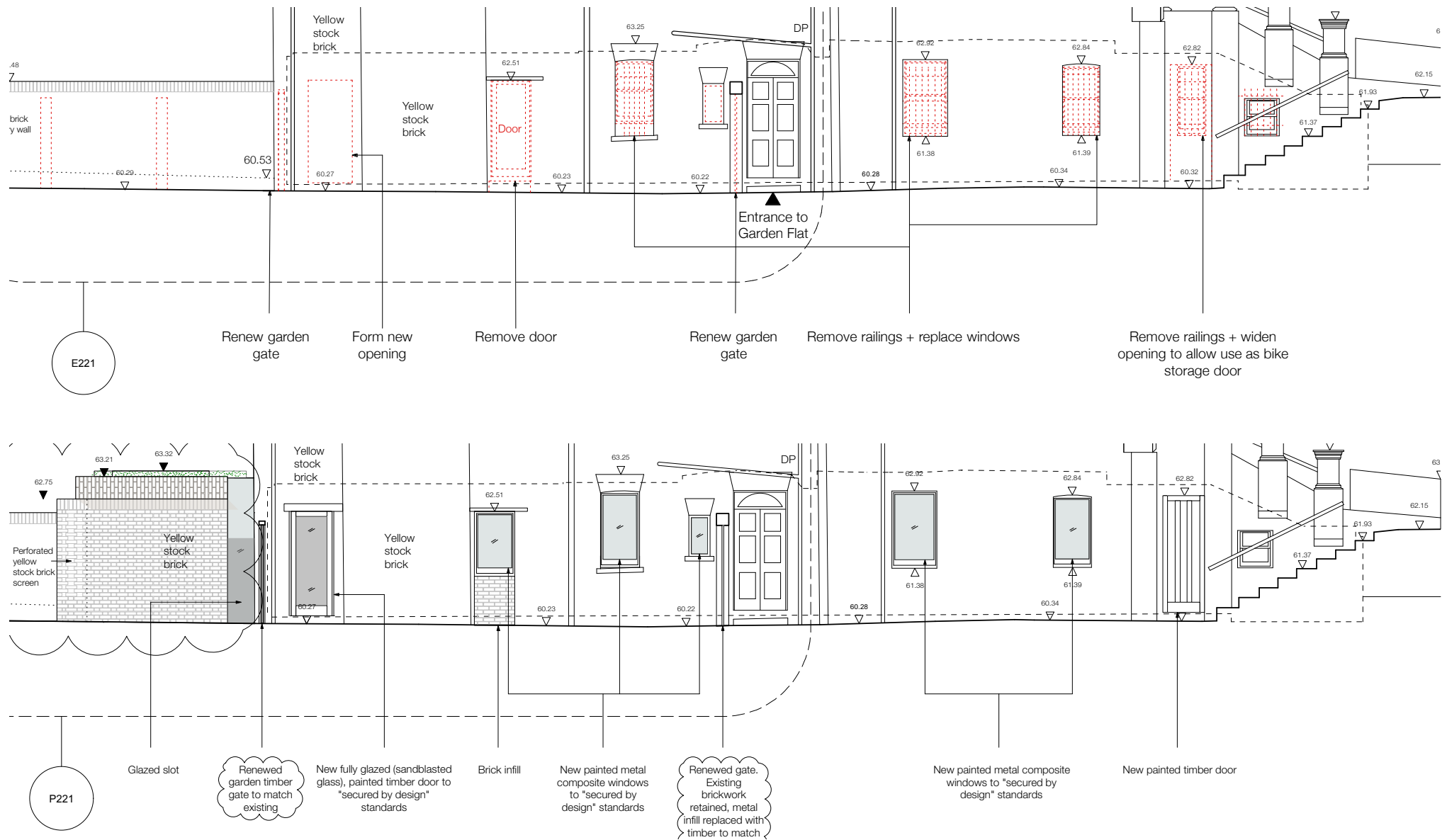
Architectural elevation drawing of a building facade. The drawing shows a multi-story structure with a flat roof. Key features include:

- PATIO AREA: 10M** (indicated on the left side).
- new parapet outlet** and **new RW** (rainwater) pipe.
- NEW SARNAPIL FLAT ROOF CONSTRUCTION** (indicated by an arrow pointing to the roofline).
- NEW RENDERED WALL WHITE** (labeled on the main facade).
- NEW WINDOW** (multiple units shown).
- BACK ENTRANCE DOOR**.
- NEW WALKER FLUE OUTLET (VERTICAL SYSTEMS)** (indicated by a vertical pipe).
- NEW ENTRANCE DOOR**.
- AREA NOT SURVEYED** (indicated on the right side).

The drawing is a technical line drawing with labels and dimensions.



Appendix II - Consented Precedent: No. 3 Belsize Park Gardens (2017/6116/P)



Appendix III - Consented Precedent: No. 34A Belsize Park Gardens (2019/5107/P)

