

# 2020/2874/P 50 Belsize Park Gardens



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Image 1. Showing the side entrance from Belsize Park Gardens.



Image 2. Showing the existing neighbouring boundary wall.

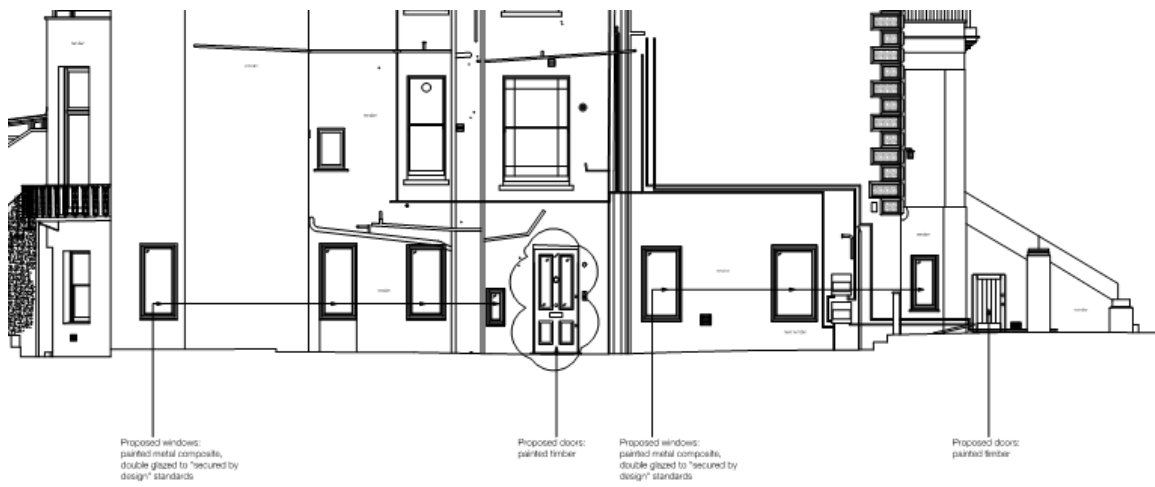


Image 3. Showing the existing and proposed fenestration arrangement.



Image 4. Existing and proposed rear elevation.

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>24/08/2020</b>
<b>Member's Briefing</b>		N/A	<b>Consultation Expiry Date:</b>	<b>06/09/2020</b>
<b>Officer</b>			<b>Application Numbers</b>	
Obote Hope			2020/2874/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Basement Flat 50 Belsize Park Gardens London NW3 4ND			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>Proposals</b>				
Alteration to the fenestration treatment to the rear and side elevation at lower ground floor level.				
<b>Recommendation:</b>	Grant conditional Planning Permission			
<b>Application Types:</b>	Full planning permission			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>			
<b>Informatives:</b>				
<b>Consultations</b>				
<b>Public consultation:</b>	No. of responses	0	No. of objections No. of comments	0 0
<b>Summary of consultation responses:</b>	Press notice was published on 13/08/2020 expiring on 06/09/2020 and site notices were displayed on 12/08/2020 expiring on 05/09/2020. No responses were received following the public consultation			
<b>CAAC/Local group comments:</b>	<p><u>Belsize Conservation Area Advisory Committee (CAAC)</u></p> <p>Objection on the basis of:</p> <ol style="list-style-type: none"> <li>1. The proposed changes to the fenestration of the rear windows are even more out of character than the existing and;</li> <li>2. The new dining room side window is too close to the corner of the rear elevation.</li> </ol> <p><u>Officer response:</u></p> <ol style="list-style-type: none"> <li>1. See section 3 on design</li> <li>2. See section 3 on design</li> </ol>			

## Site Description

The host building is a 5 storey (including basement and loft) semi-detached property located on the north side of Belsize Park Gardens opposite the junction with Lambolle Place that runs south. The building is located within a residential area.

Belsize Park Gardens lies within sub area 1 (Belsize Park) of the Belsize Conservation Area. The host property forms part of a group of properties (nos. 50-56 Belsize Park Gardens) that are identified as making a positive contribution to the Belsize Conservation Area.

## Relevant History

- **October 1957** - G8/9/8/10577 granted permission for the conversion of basement, ground and first floors at No. 50 Belsize Park Gardens, Hampstead, into three self-contained flats.

## Relevant policies

**National Planning Policy Framework, 2019**

**The London Plan 2016**

**London Plan (Intend to Publish) 2019**

**Camden Local Plan 2017**

A1 (Managing the impact of development)

D1 (Design)

D2 (Heritage)

**Camden Supplementary Planning Guidance**

Amenity (2018)

Altering and extending your home (2019)

Design (2019)

**Belsize Park Conservation Area Statement 2003**

### 1. Proposal

1.1 Planning permission is sought to replace the existing windows and doors to the side and rear elevation at lower ground floor level.

### 1.2 Revision

1.3 The design of the timber framed door to the side elevation was revised during the course of the application.

### 2. Assessment

2.1 The main material planning issues for consideration are:

- Design, conservation and heritage
- Neighbour amenity

### 3. Design and heritage

3.1 The Council's design policies are aimed at achieving the highest standard of design in all development. The following considerations contained within policy D1 are relevant to the application: development should consider the character, setting, context and form and scale of the neighbouring buildings, and the quality of materials to be used. Within areas of distinctive character or adjacent to one, development should reinforce those elements which contribute to and create the character, in line with policy D2.

3.2 The proposed works to the lower ground floor northwestern side elevation and northeastern rear elevation would include the following

- 1 new metal framed window
- 4 replacement metal framed windows
- 1 door to be replaced by a metal framed window
- 1 replacement timber door
- 1 replacement French doors (rear elevation)

3.3 The existing windows are timber framed single glazed windows with top opening vents. The proposed windows would be single paned double glazed metal framed windows. The CAAC has raised an objection to the proposal advising that the changes to the rear windows are more out of character than the existing. Although single paned aluminium windows are not normally typical of the architectural style and age of this building the replacement windows would be considered acceptable here due to the fact that they are on the lower ground floor level and are on the side elevation that is more utilitarian in nature. The existing door would be replaced with a new timber framed door that would be considered acceptable in terms of its design and materials. The northwestern side elevation of the property would not be visible from any public views and would not result in any undue harm to the character and appearance of the conservation area. In this instance, the proposed works are considered acceptable. The CAAC has also advised that the new dining room side window is too close to the corner of the rear elevation. The window is 0.68m from the corner of the rear elevation. Views of this part of the building are very limited to mainly private views. Given its location at lower ground floor level it would not be considered to have an adverse impact on the character



or appearance of the side elevation.

- 3.4 On the rear elevation at lower-ground floor level it is proposed to replace the existing French door with a new timber framed door. The Council's conservation officer has reviewed the proposal and has raised no objection to proposed works.
- 3.5 Special regard has been attached to the desirability of preserving or enhancing 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 2013.

#### **4. Neighbour amenity**

- 4.1 Within the Camden Local Plan policies, policy A1 seeks to ensure that development does not cause adverse amenity impacts upon neighbours in terms of sunlight, daylight, privacy and overlooking, noise and vibration and odour.
- 4.2 The proposed alteration to the lower ground floor fenestration on the northwest side elevation would be mainly within existing windows openings therefore no new overlooking would be created. Where a new window would be installed these are located below the height of the existing boundary wall. Therefore, it is not considered to unduly impact the amenity of the neighbouring occupants through loss of privacy.
- 4.3 Given the above, the proposal is considered not to result in undue harm to the residential amenities of neighbouring properties.

#### **5. Recommendation**

- 5.1 Grant conditional planning permission

#### **DISCLAIMER**

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 19<sup>th</sup> October 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'.***

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Date: 12 October 2020

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# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## **Full Planning Permission Granted**

Address:

**Basement Flat**  
**50 Belsize Park Gardens**  
**London**  
**NW3 4ND**

# DECISION

Proposal:

Alteration to the fenestration treatment to the rear and side elevation at lower ground floor level.  
Drawing Nos: E000 REVP1; E10 RP1; E100 REVP1; E200 REV P1; E210 REV P1; E220 REV P1; E310 REVP1; P100 REV P2; P200 REV P1; P210 REV P2; P220 REV P1; P310 REV P1 and Design and Access Statement commissioned by Sanya Polescuk Architects dated June 2020.

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 E000 REVP1; E10 RP1; E100 REVP1; E200 REV P1; E210 REV P1; E220 REV P1; E310 REVP1; P100 REV P2; P200 REV P1; P210 REV P2; P220 REV P1; P310 REV P1 and Design and Access Statement commissioned by Sanya Polescuk Architects dated June 2020.

Reason:

For the avoidance of doubt and in the interest of proper planning.

**DRAFT**

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)

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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>

**DRAFT**

Yours faithfully

Director of Economy, Regeneration and Investment

**DECISION**