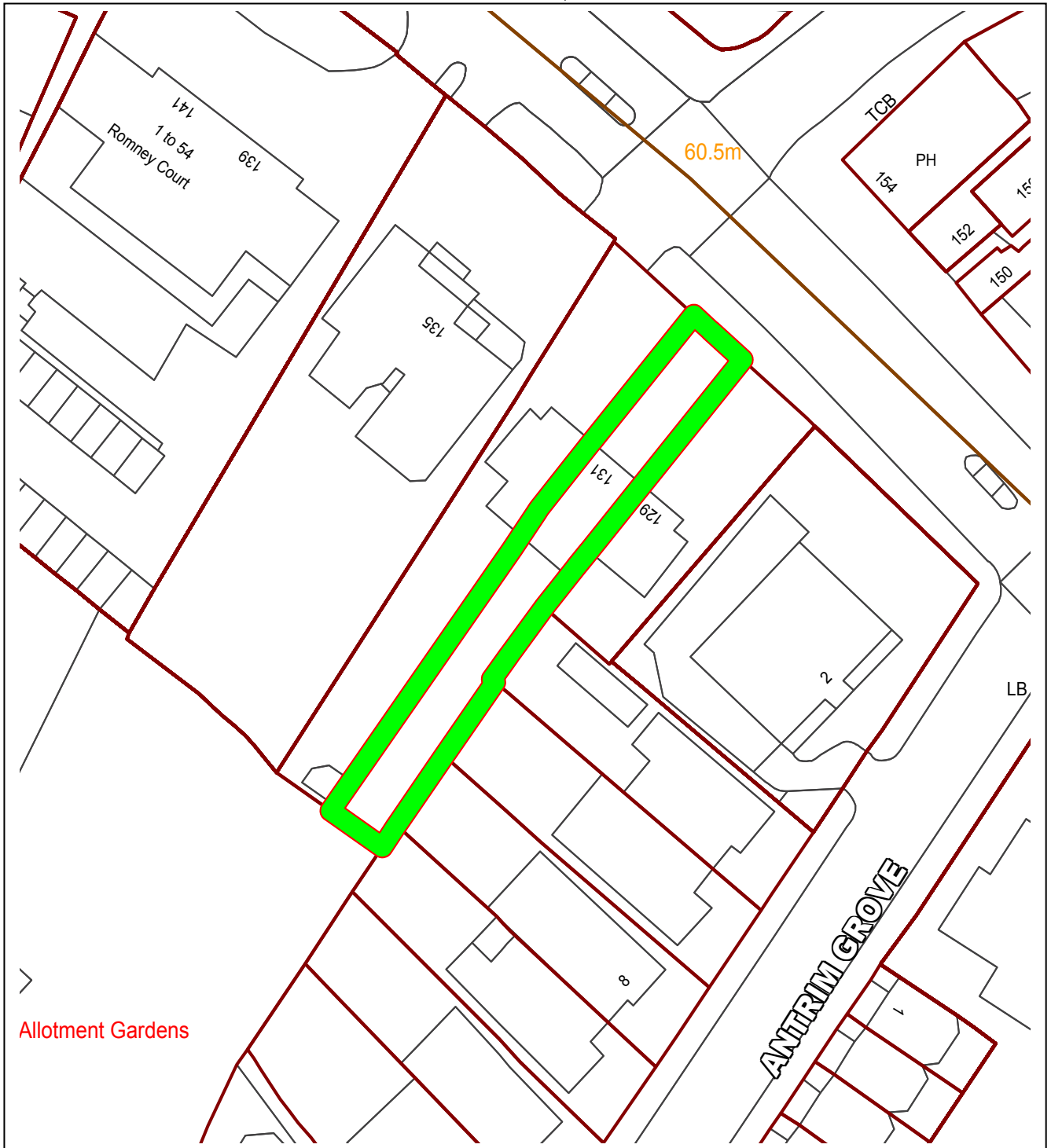


2020/0684/P & 2020/1390/L - 131
Haverstock Hill, NW3 4RU



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2020/0684/P and 2020/1390/L – 131 Haverstock Hill, NW3 4RU



1: Existing front elevation and driveway



2: Existing front elevation and driveway



3: Misalignment of the crossover



4: Existing rooftops



5: Existing rear elevation

Delegated Report		Analysis sheet	Expiry Date:	07/04/2020
(Members Briefing)		N/A	Consultation Expiry Date:	25/10/2020
Officer			Application Number(s)	
Jennifer Walsh			1) 2020/0684/P 2) 2020/1390/L	
Application Address			Drawing Numbers	
131 Haverstock Hill London NW3 4RU			Please refer to draft decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Formation of vehicle hardstanding to replace the existing gravel driveway, widening of existing vehicle access, installation of bi-folding gates and proposed access to roof of dwellinghouse with associated balustrade to create a roof terrace (Use Class C3).				
Recommendation(s):		1) Grant Conditional Planning Permission 2) Grant Listed Building Consent		
Application Type:		1) Householder Application 2) Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	<p>A press notice was advertised from 02/07/2020 – 26/07/2020 A site notice was advertised from 01/07/2020 – 15/07/2020</p> <p>Revisions were received and a the application was re-consulted upon: A press notice was advertised from 01/10/2020 – 25/10/2020 A site notice was advertised from 01/10/2020 – 25/10/2020</p> <p>No comments were received.</p>			
Belsize Society	<p>The Belsize Society objected to the scheme on 11/04/2020 on the following grounds:</p> <ul style="list-style-type: none"> - The proposed intervention is acceptable in principle but the application should not be granted without an adequate description and illustration of the material and design of the gate. - Additionally, the application should clarify the purpose of the roof access as this is not a suitable means of escape as stated. If the roof is to be used as amenity space, additional information should be provided to demonstrate that there is no adverse impact on the privacy of neighbouring properties. <p><u>Officer Response:</u></p> <ul style="list-style-type: none"> - <i>Further details and revisions have been submitted regarding the gate since receipt of these comments and sent back to the Belsize Society for further comment yet none has been received. These have been assessed as acceptable by the Council's Conservation Officer (see section 3 of this report).</i> - <i>For the purposes of this assessment, the roof access has been assessed as a roof terrace. It is considered that given the existing levels of overlooking in the area, the proposal would not result in undue harm to neighbouring amenity (see section 4 of this report). It should also be noted that the roof access is the same as that previously approved on this site under application ref: 2015/1893/P dated 09/07/2015.</i> 			
Belsize Conservation Area Advisory Committee (CAAC)	The Belsize CAAC responded on 09/10/2020 making no objection to the proposal.			

Site Description

The application site is a Grade II listed building located within the Belsize Park Conservation Area. The property is a three storey building with a semi basement, and forms part of a terrace of three properties built c.1820.

Relevant History

2015/1893/P and 2015/2292/L: Installation of external balustrading, new hatch on existing roof as fire escape and new internal staircase. APPROVED 09/07/2015

2020/1162/T: FRONT GARDEN: 1 x Sycamore (T1) - Fell to ground level. 1 x Sycamore (T2) - Reduce back to previous points. APPROVE WORKS TPO 09/04/220

2020/1165/T: FRONT GARDEN: 1 x Holly (T3) - Reduce back to previous points. 1 x Yew (T4) - Prune back to edge of paving slabs. NO OBJECTION TO WORKS TO TREES IN A CA 09/04/2020

Relevant policies

National Planning Policy Framework 2019

The London Plan 2016

The London Plan (Intend to Publish) 2019

Camden Local Plan 2017

A1 (Managing the impact of development)

A2 (Open Space)

A3 (Biodiversity)

D1 (Design)

D2 (Heritage)

T2 (Parking and Car Free Development)

Camden Planning Guidance

Amenity (2018)

Design (2019)

Altering and extending your home (2019)

Home improvements (2020) (Draft)

Belsize Conservation Area Statement April 2003

Assessment

1.0 Proposal

1.1 Planning permission is sought for:

- Formation of vehicle hardstanding to replace the existing gravel driveway, widening of existing vehicle access, installation of bi-folding gates and proposed access to roof of dwellinghouse with associated balustrade to create a roof terrace (Use Class C3).

1.2 During the process of the application, the following revisions were received:

- Change in materials to the proposed driveway to include York Stone Cobble sets on a permeable sub-base;
- Change to the pattern of the layout of the proposed driveway;
- Further details of the proposed electric front gates were submitted.

2.0 Assessment

2.1 The main material planning issues for consideration are:

- Design and Heritage
- Neighbour Amenity

3.0 Design and Heritage

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 (Design) requires developments to consider the following;

- character, setting, context and the form and scale of neighbouring buildings;
- the character and proportions of the existing building, where alterations and extensions are proposed;
- the prevailing pattern, density and scale of surrounding development;
- the impact on existing rhythms, symmetries and uniformities in the townscape;
- the composition of elevations;
- the suitability of the proposed design to its intended use;
- inclusive design and accessibility;
- its contribution to public realm and its impact on views and vistas; and
- the wider historic environment and buildings, spaces and features of local historic value.

3.2 This being a listed building, the contribution which this proposal plays to ensuring the historic value of the building is maintained is of the highest importance. Revisions have been received throughout the process of this application to ensure the detail is respectful and compliments the existing host property.

3.3 To the front of the house, the existing driveway slopes slightly towards the road and has a loose gravel finish. There is an existing white rendered wall on either side with a small amount of soft landscaping. The proposal seeks to remove the existing brick pier and the dwarf wall approximately 600mm to allow the existing entrance to be widened and aligned with the existing crossover. The proposed finish to the driveway is to be cobble sets with squares of gravel. Three small planting beds are to be created along the boundary with 129 Haverstock Hill and the soft landscaping along the boundary with 133 is to be retained.

3.4 In line with the associated application 2020/1162/T, the applicant has confirmed that there is sufficient space to plant a replacement tree within this planting bed. An arboricultural report has been submitted in support of the application and is considered acceptable. The proposed works, through formalising the existing gravel driveway, are considered to be well thought through and appropriate for the setting of this listed building.

3.5 1.5m high bi-folding metal railing gates are proposed to be installed. The detail of the gates has been fully considered by the councils Conservation Officer and the height and detailed design of that proposed is considered to be acceptable. Whilst the proposed entrance to the driveway would be slightly widened, there would be no increase to the parking capacity on the site.

3.6 To the roof, in line with the previously approved 2015 application (ref: 2015/1893/P & 2015/2292/L, granted 09/07/2015) a roof hatch is proposed to provide maintenance access to the roof. Internal stairs are proposed and due to the level of intervention to the historic fabric, no objection is raised to this addition. A glass balustrade is proposed to be well positioned at roof level, set behind the parapet wall and between chimneys. The proposed glazed rooflight is well positioned within the middle of the roof and it is considered not to harm the integrity of the listed building, nor the wider conservation area. Whilst it is stated that, in line with the 2015 application the access to the roof is for maintenance purposes only, the application has been assessed on the proposed harm which could be caused if the space was used as a formal space as a roof terrace. To the front of the house, the proposed glazed balustrade is set in from the edges of the

roof and behind the parapet wall. On assessment, the Conservation Officer considers that the roof terrace would be acceptable due to the limited views from street level as well as the limited level of intervention into the historic fabric of the building. This is particularly the case given that approved in the 2015 planning permission.

- 3.7 The proposal would not unduly harm the appearance of the host building or the streetscene in general. The proposed materials would be sympathetic to the host building and the design overall respects the character of the listed building. On balance, the proposed alterations and additions are compliant with the above mentioned design policies and guidance.
- 3.8 In light of the above, the proposed alterations to the driveway, the installation of the front gates, the installation of the internal stairs, rooflight and glazed balustrade at roof level are considered not to cause harm to the character and appearance of the host listed building or terrace (of which this property forms a part), and is therefore considered to be in accordance with policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and CPG (Altering and extending your home).
- 3.9 Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.70 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

4.0 Amenity

- 4.1 Policy A1 (Managing the impact of development) of the Camden Local Plan 2017 states that the Council will seek to protect the quality of life of occupiers and neighbours. The Council will seek to ensure that the amenity of communities, occupiers and neighbours is protected. The factors the Council will consider include visual privacy, outlook, sunlight, daylight and overshadowing and artificial lighting levels. This is further supported by CPG Amenity.
- 4.2 No amenity concerns are raised in regards to the front driveway and installation of the gates due to the nature of the works.
- 4.3 To the roof level, consideration has been made to overlooking from the proposed terrace. Due to the nature of the terrace and the existing situation, it is considered that any additional levels of overlooking would not constitute harm as there are already windows overlooking the neighbouring properties gardens. The installation of the balustrade itself would not harm the neighbouring properties in terms of outlook, sunlight and daylight nor overshadowing. Given the residential nature of the proposed terrace, it is considered not to result in unduly harmful levels of noise.
- 4.4 As such, the proposed works are considered to be acceptable and in accordance with policy A1 of the London Borough of Camden Local Plan 2017 and guidance within the CPG Amenity.

Recommendation: Grant conditional Planning Permission and Listed Building Consent.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 2nd November 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: 2020/0684/P
Contact: Jennifer Walsh
Tel: 020 7974 3500
Email: Jennifer.Walsh@camden.gov.uk
Date: 26 October 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

Nisha Vekaria
Place 54 Architects Ltd
54 Boston Place
London
NW1 6ER

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

131 Haverstock Hill
London
NW3 4RU

Proposal: Formation of vehicle hardstanding to replace the existing gravel driveway, widening of existing vehicle access, installation of bi-folding gates and proposed access to roof of dwellinghouse with associated balustrade to create a roof terrace (Use Class C3).

Drawing Nos: Site Location Plan; Arboricultural Impact Assessment 24th September 2020; 20013 (P) 5003; 20013 (P) 5004 Rev A; 20013 (P) 5005 Rev C; 20013 (P) 5006; 20013 (P) 5007; 20013 (P) 5008; 20013 (P) 5009 Rev A; 20013 (P) 5010; & 20013(P) 5011.

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 Site Location Plan; Arboricultural Impact Assessment 24th September 2020; 20013 (P) 5003; 20013 (P) 5004 Rev A; 20013 (P) 5005 Rev C; 20013 (P) 5006; 20013 (P) 5007; 20013 (P) 5008; 20013 (P) 5009 Rev A; 20013 (P) 5010; & 20013(P) 5011.

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

- 4 Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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.
- 2 You are advised that the Transport Strategy Team should be consulted regarding the construction of the crossover on the public highway and any other work to, under, or over, the public highway, including vaults and thresholds. tel: 020-7974 5543 for further advice and information.
- 3 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).

- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 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)

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 Economy, Regeneration and Investment

DECISION

Application ref: 2020/1390/L
Contact: Jennifer Walsh
Tel: 020 7974 3500
Email: Jennifer.Walsh@camden.gov.uk
Date: 26 October 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Judd Street
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Phone: 020 7974 4444

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Nisha Vekaria
Place 54 Architects Ltd
54 Boston Place
London
NW1 6ER

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
131 Haverstock Hill
London
NW3 4RU

DECISION

Proposal: Formation of vehicle hardstanding to replace the existing gravel driveway, widening of existing vehicle access, installation of bi-folding gates and proposed access to roof of dwellinghouse with associated balustrade to create a roof terrace (Use Class C3).

Drawing Nos: Site Location Plan; Arboricultural Impact Assessment 24th September 2020; 20013 (P) 5003; 20013 (P) 5004 Rev A; 20013 (P) 5005 Rev C; 20013 (P) 5006; 20013 (P) 5007; 20013 (P) 5008; 20013 (P) 5009 Rev A; 20013 (P) 5010; & 20013(P) 5011.

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 20013 (P) 5003; 20013 (P) 5004 Rev A; 20013 (P) 5005 Rev C; 20013 (P) 5006; 20013 (P) 5007; 20013 (P) 5008; 20013 (P) 5009 Rev A; 20013 (P) 5010; & 20013(P) 5011.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 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.
- 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.
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DRAFT

Yours faithfully

Director of Economy, Regeneration and Investment

DECISION