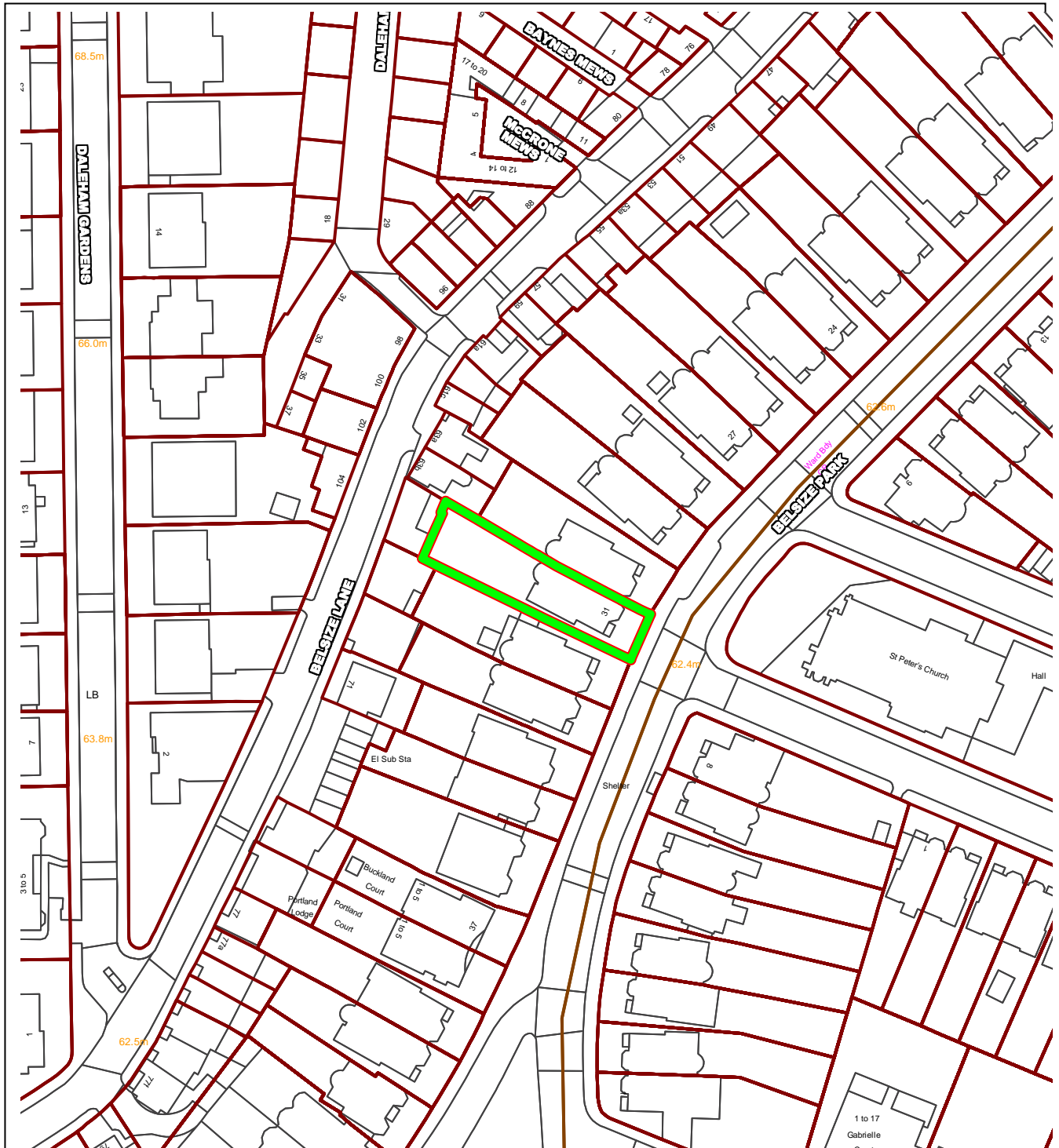


# NORTHGATE SE GIS Print Template



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## Site of proposed single storey rear extension







<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		06/10/2020	
		N/A		<b>Consultation Expiry Date:</b>		25/10/2020	
<b>Officer</b>				<b>Application Number(s)</b>			
Adam Greenhalgh				2020/3577/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Lower Ground Floor Flat 31 Belsize Park London NW3 4DX				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 a single storey rear extension to lower ground floor flat.							
<b>Recommendation(s):</b>		Grant Conditional Planning Permission					
<b>Application Type:</b>		Full Planning Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. of responses		01		No. of objections	
						01	
<b>Summary of consultation responses:</b>		Site notice: 30/09/2020 – 24/10/2020 Press notice: 01/10/2020 – 25/10/2020  Letter of objection from the owner of upper ground floor flat. Objections raised on grounds of: <ol style="list-style-type: none"> <li>1. Loss of privacy and outlook from upper ground floor rear balcony.</li> <li>2. Loss of security/ease of access onto new flat roof.</li> <li>3. Loss of access from front to rear of site.</li> </ol>					

	<ol style="list-style-type: none"> <li>4. Impact on drains.</li> <li>5. Need to obtain consent from freeholder.</li> </ol> <p><u>Officer comment</u></p> <ol style="list-style-type: none"> <li>1. See Amenity of neighbouring residential occupiers below.</li> <li>2. See section 2.3 below.</li> <li>3. The proposal would not impact upon any communal access from the front to the rear of the site. The existing side extension to which the proposal would be attached, is privately owned.</li> <li>4. This is a matter for separate control by Thames Water and consent is ordinarily required for any changes to any drains.</li> <li>5. Consent from the freeholder is not a planning consideration. The applicant may be required to obtain consent from the freeholder to undertake the works.</li> </ol>
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<b>Belsize CAAC</b>	<p><b>Objection</b></p> <ol style="list-style-type: none"> <li>1. The property already has an extension and the proposal does not enhance the Conservation Area.</li> </ol> <p><u>Officer comment</u></p> <ol style="list-style-type: none"> <li>1. See Design and Conservation below</li> </ol>
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### Site Description

31 Belsize Park is one of a pair of four storey semi-detached villas. It is in use as flats. The application relates to the lower ground floor flat. The proposal is on the south side at the rear where the flat has a pair of French windows which open into a patio to the rear and then there is the raised communal rear garden. The flat has a single storey side extension which fills the gap at the side of the building and the site boundary.

The application building is located within the Belsize Conservation Area, it is not listed but is identified as making a positive contribution to the character of the area. The Belsize Conservation Area statement notes that curved bay windows at the rear are a feature of the Belsize Park sub-area of the Conservation Area.

### Relevant History

2012/0564/P - Erection of single-storey side extension at lower ground floor (to replace existing lean to), replacement of all existing lower ground floor level windows with double glazing, installation of French doors in rear bay window, installation of timber doors to existing bin store and alterations to ramp in rear garden all in connection with existing residential flat (Class C3) – granted 01/02/2012

### Relevant policies

**National Planning Policy Framework 2019**

**The London Plan 2016, consolidated with alterations since 2011**

Intend to Publish London Plan 2019

**Camden Local Plan 2017**

A1 Managing the impact of development

D1 Design

D2 Heritage

**Camden Planning Guidance (CPG)**

CPG 1 Design (July 2015 updated March 2018)

CPG 6 Amenity (Sept 2011 updated March 2018)

**Belsize Conservation Area Statement (2003)**

**Assessment**

## **1. PROPOSAL**

1.1 Planning permission is sought for the erection of a single storey rear extension to the existing lower ground floor flat. Sited on its southern side, adjacent to the site boundary, the proposal would be 5m in depth on the boundary. This part would be 3.6m in width. Alongside this, extending from the existing dining room (approximately 1.5m from the distinctive bay window) would be a 1.8m deep/1.6m wide link. This would have a glazed side onto the garden and a door at the side also. The proposal would provide a new en-suite double bedroom and the extension would have brick walls with a rear/side window effectively facing the garden. The proposed extension would be flat roofed with a height above ground level of 2.84m. A skylight would be installed for the en-suite bathroom and a green roof would be formed. No trees would be removed.

1.2 During the course of the application the proposal was amended on the advice of Planning Officers, by way of changes to the fenestration and materials of the link. A window was removed at the rear, the proposed window was realigned and bricks were proposed for the side of the link.

## **2 ASSESSMENT**

2.1 The material considerations for this application are as follows:

- Design and Conservation;
- Amenity of neighbouring residential occupiers

### **2.2 Design and Conservation**

2.2.1 Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and 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.

2.2.2 The overall size and scale of the proposed rear extension, coupled with its simple flat roof design, is considered to represent a subordinate addition that would not have a significant impact on the original design and proportions of the host building. It should be noted that the distinctive bay window at the rear of the building, which is highlighted in the Belsize Conservation Area Appraisal, would not be affected by the proposal. The proposal would be subservient to the rear elevation of the building in its size, siting, design and materials and no significant harm would be caused to the character and appearance of the site or the Conservation Area. Revisions have been secured during the course of the application to secure a more appropriate and matching appearance to the main building - with more brickwork and matching sized window.

2.2.3 The proposed extension would be located to the rear of the site and would be completely screened from public view, ensuring no harm would be caused to the character and appearance of the streetscene.

2.2.4 A condition regarding tree protection measures is recommended in the interests of safeguarding existing trees.

2.2.5 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The size, scale, design and location of the proposed alterations, would ensure no harm is caused to the character of the host

building and would preserve the character and appearance of the surrounding conservation area, in accordance with policies D1 and D2 of the Camden Local Plan.

## **2.3 Amenity of neighbouring residential occupiers**

2.3.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.

2.3.2 Situated at lower ground floor level, the proposal would not result in any loss of light to any of the flats on the upper floors. There would be some minor overshadowing of the patio and garden at the rear but this would largely be to the patio of the lower ground floor flat itself and not to the rear communal garden.

2.3.4 The proposal would similarly not result in any significant overlooking of any private rooms or spaces. Situated at lower ground floor level, it would not result in any looking into the flats of the upper floors and while the owner of the upper ground floor flat has mentioned overlooking of the balcony at the rear of this property, this would be no more than under the current circumstances from the existing patio (and the communal garden). There would be no undue overlooking of any rooms, balconies or the gardens on the other side (i.e. 33 Belsize Park).

2.3.5 Situated below the upper floor flats the proposal would not result in any loss of outlook from neighbouring properties. The rooms and balconies of the upper floor flats would continue to enjoy an open aspect to the rear. The proposal would result in a 5m deep extension but the green roof would 'soften' its appearance when viewed from the upper floor flats and it would not result in significant harm to the outlook experienced from the windows and balconies on the upper floors at the site or at the neighbouring sites. A planning condition would secure details of the structure of the extension in order to ensure it is designed to support the green roof and a maintenance regime to ensure its longevity.

2.3.6 The letter from the owner of the upper ground floor flat also raises the matter of reduced security as a result of the single storey extension with flat roof below the windows and balcony on the upper ground floor. Officers consider that the design would pose no undue risk. The extension would have 2.84m high walls and it is not considered that there would be any more risk to security than under the current circumstances at the site.

## **3.0 Recommendation:**

3.1 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 14<sup>th</sup> December 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: 5 December 2020

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[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Dear Sir/Madam  
DECISION

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Lower Ground Floor Flat**  
**31 Belsize Park**  
**London**  
**NW3 4DX**

Proposal:  
Erection of a single storey rear extension to lower ground floor flat.  
Drawing Nos: PA-02, A101, A102, A103 A, A104 A, A105 A, A016 A, A017 A,  
A108 A, Tree Survey, Design & Access Statement

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: A104 A, A105 A, A016 A, A017 A, A108 A

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

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
  - iii. full details of planting species and density

The living roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of 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 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.

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)

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

Chief Planning Officer