

## **PLANNING HERITAGE DESIGN AND ACCESS STATEMENT**

### **5 BELSIZE PARK MEWS LONDON NW3**

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### **PROPOSAL: ROOF EXTENSION INVOLVING ENCLOSURE OF EXISTING LIGHT WELL, CREATION OF NEW LIGHTWELL AND EXTERNAL AND INTERNAL ALTERATIONS**

#### **INTRODUCTION**

##### **The Site and Surrounding Area**

This statement is submitted in support of a planning application for a roof extension at the above property.

The application site is a two-storey mews building on the northern side of Belsize Park Mews (see photo 1 below).

The property is similar in character to adjacent properties along this northern side of the road and lies within the Belsize Park Conservation Area (CA).

**Photo 1-No.5 Belsize Park Mews**



This part of the Belsize CA has a tight urban grain characterised by rows of predominantly two-storey mews terraces of similar scales and simple appearance fronting narrow streets and courtyards.

The resulting attractive rhythm and sense of uniformity contributes positively to the character, appearance and thus significance of the CA. Most of the buildings on Belsize Park Mews appear from the street as two-storey. See Photo 2 below.

**Photo 2- Long view of Belsize Park Mews**



Several other buildings include terraces or structures at roof level which, although typically set back from the fronts of the buildings, are nevertheless apparent from the street level.

The site is a 5minute walk from Belsize Park underground station and there is also a good bus service from Rosslyn Hill connecting other tube and railway stations.

## **RELEVANT PLANNING HISTORY**

### **4 Belsize Park Mews**

2003/1162/P - the erection of an aluminium framed glazed structure over the stairwell on the rear roof of the house – Granted planning permission on 13/11/2003.

### **6 Belsize Park Mews**

2013/2506/P - Erection of additional floor at second floor level, to include green roof, 2 x roof lights to rear roof slope, 2 x balustrades to front elevation of single dwelling house (Class C3) – Refused and subsequently Appeal Allowed – Decision date 25 October 2013 (APP/X5210/D/13/2204613)

### **3 Belsize Park Mews**

2017/6198/P- Erection of extension at roof level- Granted Planning Permission 7 February 2018



## **RELEVANT PLANNING POLICIES**

### **National Planning Policy Framework 2018**

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### **London Plan 2016**

### **Camden Local Plan 2017**

### **Policy A1 Managing the impact of development Policy D1 Design**

### **Policy D2 Heritage**

### **Camden Planning Guidance:**

### **CPG1 (Design) 2015**

### **CPG6 (Amenity) 2011**

### **Belsize Park Conservation Area Statement Adopted November 2002**

## **PLANNING ASSESSMENT**

This application seeks planning permission for the following work:

- Erection of extension at roof level and external and internal alterations
- The extension would provide 27m<sup>2</sup> of additional space.
- The extension would be set back from the street-side roof edge and front façade by 4 m (The glass box is set back 3.1m)
- It will measure approximately 4.8m (With the glass box 5.7 m) in depth, be 7.4 m wide and 2.8 m in height.
- The walls will be finished in light grey render and the new aluminum windows and doors will be double glazed with light grey frames.
- Enclosure of Existing Lightwell and Creation of New Lightwell

The Key Planning Issues are:

- Principle of development
- Design and Local Character
- Residential Amenity Considerations

### **Principle of a roof extension**

The principle of a roof extension has already been established on the Mews with several extensions and conservatories at roof level at surrounding properties approved and built. Details have been supplied in page 2 of this Statement.

Photo 3 below illustrates the roof extensions developments adjoining the application building.

**Photo 3- Nos. 3-6 Belsize Park Mews (Left to Right)**

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**Photo 4- Longer View of Belsize Park Mews**



Considering the above, the roofscape of the mews is not unified and roof level extensions and alterations are a characteristic. Accordingly, we conclude that the principle of a roof level extension at the host property is acceptable.

### **Design and Local Character**

The application site is located within the Belsize Park Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving and enhancing the special character and appearance of the area.

In design, the simple flat roofed white render structure is considered acceptable by virtue of its scale, siting and contextually appropriate design.

Windows proposed to match the existing would complement the rhythm of the existing fenestration on the lower floors.

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Positioned to the rear of the plot, and modest in scale, it would form a subordinate addition. The design of the extension seeks to reflect the range of styles along the mews the more contemporary design adopted most recently at No. 3.

A series of windows would form the southern elevation facing into the mews with one high level window proposed on the rear elevation. A slim flush roof-light is proposed to enhance daylight and sunlight to the proposed room. This would not project above roof level.

The proposed roof level extension will be set back 4m from the roof parapet and edge of the roof measure approximately 3m high (like No. 3) and barely visible from within the mews or other public views. It would neither disrupt nor unbalance the existing Mews buildings and, in our submission, generally preserve their “group Character”.

It should be noted the submitted scheme includes for the replacement of the existing windows on the front façade resulting in a more coherent and unified appearance.

We conclude that overall, the design and detailing of the roof extension and other external alterations will improve the appearance of the existing building and preserve the character of this part of the Belsize Park Conservation area.

### **Residential Amenity Considerations**

Policy A1 of the Local Plan seeks to protect the quality of life of neighbouring occupiers. The factors to consider include: privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration (policy A4).

The Application is supported by a Sunlight and Daylight Assessment (supplied as a separate document) which concludes as follows:

#### *10.1 Daylight and Sunlight to Nearby Buildings*

*This development has no significant affect upon the daylight and sunlight to nearby buildings.*

#### *10.2 Sunlight to Nearby Gardens and Amenity Areas*

*The development has no significant affect on sunlight to nearby gardens or amenity areas.*

#### *10.3 Daylight and Sunlight to Rooms within Development.*

*The Guide recommends that the average daylight factor and room depth criteria are satisfied. As shown in Appendix 2 all rooms have adequate daylight factors as recommended in the BRE Guide, Camden Planning Guidance and the London Plan.*

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*The BRE Guide recommends that residential accommodation should have sunlight for some rooms. In these flats the sunlight for the whole year and for winter is better than the recommended minimum.*

The development incorporates a small patio in front of the proposed extension. This is in line with other developments nearby (which incorporate a trellis fence and planting) and will not lead to any material increase in noise and disturbance.

The size and siting of the extension will not impact on either the privacy or outlook of existing properties nearby. The S+D Assessment confirms that there will be no material loss of light to habitable room windows, nor any overshadowing of gardens or amenity areas nearby.

We conclude therefore the development will comply with the requirements of policies A1 and A4.

## CONCLUSIONS

The design and detailing of the roof extension and other external alterations will improve the appearance of the existing building and preserve the character of this part of the Belsize Park Conservation area.

In addition, the size and siting of the extension will have no adverse impact the privacy, outlook and natural light presently enjoyed by neighbouring properties.

We respectfully submit the proposal merits Officer support and the grant of conditional planning permission.

**SJP/15/02/2021**