

# 2020/3012/P – Garden Flat, 68 Belsize Park Gardens. London. NW3 4NE



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Photo 1 (above): Front elevation as viewed from street



Photo 2 (above): Rear elevation at lower and upper ground floor levels





Photo 3 (above): Relationship with neighbouring property No. 70 Belsize Park Gardens



Photo 4 (above): Aerial view showing similar existing rear extensions to neighbouring properties along Belsize Park Gardens

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>28/09/2020</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	<b>30/08/2020</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Charlotte Meynell			2020/3012/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Garden Flat 68 Belsize Park Gardens London NW3 4NE			See 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>					
Various external alterations at lower ground floor level including erection of single storey rear extension; replacement of windows with double glazed windows; installation of new side window; replacement front side gate and wall.					
<b>Recommendation(s):</b>		Grant Conditional Planning Permission			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	03	No. of objections	03
Summary of consultation responses:	<p><u>A press advert was published on 06/08/2020 that expired on 30/08/2020.</u> <u>A site notice was displayed on 05/08/2020 that expired on 29/08/2020.</u></p> <p>In response to the proposal, three objections were received from neighbouring occupiers.</p> <p>Objections were made on the following grounds:</p> <ul style="list-style-type: none"><li>• Rear extension will set a precedent for extensive development to surrounding properties. (<i>Officer response: a precedent has already been set for rear extensions of the type proposed. Please refer to the relevant history section and section 3 of the report for further details</i>).</li><li>• Extension will affect the existing visual symmetry of the paired villas of Nos. 68 and 70 as framed by their boundary walls. (<i>Officer response: No. 68 forms a semi-detached pair with No. 66 which has an existing rear extension in the same location. Please refer to section 3 of the report for further discussion on the design and appearance</i>).</li><li>• Unsympathetic design and appearance of rear extension would have a discordant and detrimental impact on the character, proportions, scale and appearance of the host building and the character and appearance of the Belsize Conservation Area. (<i>Officer response: it is considered that the design of the proposed extension would preserve the character and appearance of the host building and wider Belsize Conservation Area. Please refer to section 3 of the report</i>).</li><li>• Impact on neighbouring amenity: Noise and disturbance from rear extension; light pollution from glazed strip directly beneath upper ground floor flat window above; harm to outlook; overlooking from extension side windows. (<i>Officer response: the proposed extension is not considered to cause harm to neighbouring amenity; please refer to section 4 of the report</i>).</li><li>• Security risk from flat roof of rear extension to upper floor flat. (<i>Officer response: the proposed front side wall would result in a more secure access to the rear of the site. Additional security measures could be implemented by the upper ground floor flat if believed to be necessary. Please refer to paragraph 3.5 of the report</i>).</li></ul>			
Belsize Conservation Area Advisory Committee (CAAC) comments:	<p>In response to the original proposal, the Belsize CAAC objected on the following grounds:</p> <ul style="list-style-type: none"><li>• Object to the proposed bland box rear extension and its actual need when there are such new vast rooms.</li><li>• Object to loss of green space.</li><li>• (<i>Officer response: the design of the proposed extension is considered to be appropriate; please refer to section 3 of the report</i>).</li><li>• (<i>Officer response: the proposed extension would include a green roof and a substantial rear garden would be retained; please refer to</i></li></ul>			

## Site Description

68 Belsize Park Gardens is a four storey plus roof extension, semi-detached property located on the north-eastern side of Belsize Park Gardens. The host property comprises of the lower ground floor flat which is accessed via a side passageway, and has sole use of the rear garden. There are no existing extensions to the rear of the property.

The property is not listed but is located within the Belsize Conservation Area and is identified in the Belsize Conservation Area Statement as making a positive contribution to the character and appearance of the area.

## Relevant History

### 68 Belsize Park Gardens

**No relevant planning history**

### Garden Flat, 62 Belsize Park Gardens – neighbouring property 3 doors along

**2017/0013/P** – Erection of a single storey rear extension following the demolition of rear conservatory and alteration to the fenestration to the flank elevation, all at lower-ground floor level. **Planning permission granted 10/04/2017**

### 64 Belsize Park Gardens – neighbouring property 2 doors along

**2015/0057/P** – Erection of single storey glazed rear extension to lower ground floor level flat. **Planning permission granted 28/04/2015**

## Relevant policies

### **National Planning Policy Framework (2019)**

### **London Plan (2016)**

### **Publication London Plan (2020)**

### **Camden Local Plan (2017)**

A1 Managing the impact of development

A2 Open space

A3 Biodiversity

D1 Design

D2 Heritage

CC3 Water and flooding

### **Camden Planning Guidance**

CPG Home Improvements (2021)

CPG Amenity (2021)

CPG Trees (2019)

### **Belsize Conservation Area Statement (2003)**

## Assessment

### **1.0 Proposal**

1.1 This application seeks planning permission for the following:

- Erection of a single storey rear extension measuring 4.4m in depth, 4.0m in depth (at its maximum point) and 2.9m in height. The extension would include a glazed link element



adjacent to the existing rear building line, with a depth of 0.8m, width of 3.4m and height of 2.7m. The glazing to the roof of this link element would be dark tinted. Floor to ceiling sliding doors would be inserted into the rear elevation of the extension and high level windows would be inserted into both side elevations. A green roof would be installed on the flat roof above.

- Replacement of rear windows with double glazed timber framed replacements.
- Installation of new side window and blocking up of existing side window and door; and installation of replacement side entrance door.
- Replacement of existing front side gate and wall.
- Landscaping alterations to front garden, including levelling works and removal of two trees.

### Revisions

1.2 The following revisions were made throughout the course of the application:

- Reduction in height of proposed rear extension from 3.2m to 2.9m.
- Removal of proposal to replace existing lower ground floor rear bay windows with doors.

## **2.0 Assessment**

2.1 The main planning considerations in the assessment of this application are:

- Design (the impact that the proposal has on the character of the host property as well as that of the wider Belsize Conservation Area);
- Amenity (the impact of the proposal on the amenity of adjoining occupiers);
- Trees and landscaping (the impact of the proposal on trees within and adjoining the application site).

## **3.0 Design**

3.1 The proposed rear extension would be in line with the width of the existing four storey rear bay element, and the design of the extension has been revised to reduce the height to 2.9m so that it would sit below the upper ground floor decorative balcony feature to the adjacent two storey rear bay element. This would ensure that the extension would remain subordinate to the host building in terms of form and scale and would not interfere with the two storey rear bay and decorative balcony feature in views from the rear garden. The extension would allow for the retention of a substantial rear garden.

3.2 There are a number of other existing rear extensions with similar footprints, locations and appearances to neighbouring properties along this side of Belsize Park Gardens, including to No. 66 which forms a semi-detached pair with No. 68. The proposed extension is therefore considered to be in keeping with the pattern of development along the street. The extension would be constructed in yellow stock brick to match the rear of the host building. The contemporary design of the glazed link element and openings to the rear extension is considered acceptable given the extension would only be visible in very limited private views.

3.3 Following negotiation, the proposals have been revised to retain the existing window openings within the rear bay feature, and replace these with double glazed timber framed replacements to match the style and detail of the existing windows. This is considered appropriate and acceptable in design terms.

3.4 The proposed alterations to the side elevation of the main building which include the replacement of existing windows and the front entrance door, and the removal of one existing door and window,



would provide a more uniform approach to the side openings and are considered acceptable. None of the alterations to the side elevation would be visible in public views from the street.

- 3.5 To the front, the proposed replacement of the side entrance gate with a new 2.7m high rendered wall with an integral gate would match the height and design of the existing adjacent side wall to No. 70 Belsize Park Gardens, and would be in keeping with the typical side boundary treatment to all neighbouring properties along this side of Belsize Park Gardens, of which No. 68 is currently an anomaly. The reinstatement of a front side wall would also improve the security of the property compared with existing arrangements. The landscaping works to level the front garden would not harm the uniformity of the streetscene along this side of the street and are considered acceptable.
- 3.6 Overall, the proposed rear extension is considered to be appropriately scaled and sympathetically designed. The Council's Conservation Officer has reviewed the proposals and considers that the works would preserve character and appearance of the host building and the wider Belsize Conservation Area, in accordance with policies D1 and D2 of the Camden Local Plan.
- 3.7 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of 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 [ERR] 2013.

#### **4.0 Amenity**

- 4.1 The proposed extension would not result in a loss of privacy, outlook or light to the neighbouring properties Nos. 66 and 70 Belsize Park Gardens, due to its location set away substantially from side boundaries and screened by existing boundary treatments. The proposed high-level side windows to the extension would not facilitate overlooking into neighbouring habitable rooms. It is not considered that the use of the extension would result in an increase of noise or disturbance to neighbouring occupiers. The extension would result in a change to the rear outlook of the flats to the upper levels of No. 68 Belsize Park Gardens, but it is not considered that this would be unduly harmful given the substantial size of the remaining rear garden and proposed green roof above the extension which would soften its impact in these limited private views.
- 4.2 The proposed glazed link element of the extension would be located directly below a window to a habitable room of the upper ground floor flat above. This has the potential to result in light pollution to this habitable room. The applicant has provided details of a dark tinted window film to be applied to this glazing which would reduce the light spillage from the roof of the glazed element. A condition would be attached to ensure that this film is applied to the roof glazing before first use of the extension and retained thereafter, to protect the amenity of the occupants of the upper floor flat above.
- 4.3 Given the existing side boundary treatment between Nos. 68 and 70, the proposed new lower ground floor side window would not result in a loss of privacy to the occupants of No. 70, and is therefore not required to be obscure glazed.

#### **5.0 Trees**

- 5.1 Two category C trees (Japanese maple and weeping birch) in the front garden of the property are proposed to be removed to facilitate landscaping works in this area. Replacement tree planting is proposed but the details have not been finalised at this stage. A condition would therefore be attached to secure the submission and approval of details of replacement tree planting prior to the next available planting season. The Council's Tree and Landscape Officer has reviewed the submitted arboricultural report and tree plans, and has confirmed that the tree protection details are sufficient to ensure the protection of all trees to be retained. A condition would be attached to ensure compliance with the measures set out in the arboricultural report and tree plans.
- 5.2 Details of the proposed green roof have been submitted and reviewed by the Council's Tree and Landscape Officer, who has confirmed that the roof would have a sufficient substrate depth in terms of the construction and long term viability of the green roof, and details of the maintenance programme are

appropriate. A condition would be attached to ensure the green roof is constructed and maintained in accordance with these details.

## **2.0 Conclusion**

2.1 The proposed development is considered acceptable in terms of design and impact on neighbouring amenity. The development is deemed consistent with the objectives and policies of the London Borough of Camden Local Plan 2017.

2.2 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 22<sup>nd</sup> February 2021, 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'.***

Application ref: 2020/3012/P  
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# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**Garden Flat**  
**68 Belsize Park Gardens**  
**London**  
**NW3 4NE**

# DECISION

Proposal: Various external alterations at lower ground floor level including erection of single storey rear extension; replacement of windows with double glazed windows; installation of new side window; replacement front side gate and wall.

Drawing Nos: AD-02 Rev. I-00; EXP-00 Rev. P-00; LP-01 Rev. P-00; PA-06 Rev. I-01; PP-01 Rev. P-03; PP-02 Rev. P-01; PP-03 Rev. P-01; PP-04 Rev. P-00; PP-05 Rev. P-01; PP-08 Rev. P-01; Arboricultural Report and Tree Plans (prepared by John Cromar's Arboricultural Company Limited, dated 06/10/2020); Bauder Biodiverse Wildflower Blanket - Extensive Green Roof System; Bauder Green Roof Design Considerations; Bauder Green Roof Maintenance Details; Bauder Green Roof Technical Design Guide; Non-Reflective Tinted Window Film Specification Details (prepared by Abode Window Films).

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: AD-02 Rev. I-00; EXP-00 Rev. P-00; LP-01 Rev. P-00; PA-06 Rev. I-01; PP-01 Rev. P-03; PP-02 Rev. P-01; PP-03 Rev. P-01; PP-04 Rev. P-00; PP-05 Rev. P-01; PP-08 Rev. P-01; Arboricultural Report and Tree Plans (prepared by John Cromar's Arboricultural Company Limited, dated 06/10/2020); Bauder Biodiverse Wildflower Blanket - Extensive Green Roof System; Bauder Green Roof Design Considerations; Bauder Green Roof Maintenance Details; Bauder Green Roof Technical Design Guide; Non-Reflective Tinted Window Film Specification Details (prepared by Abode Window Films).

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

- 4 Prior to the end of the next available planting season, replacement tree planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing. Any trees or areas of planting 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 development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The green roof hereby approved shall be fully installed on the building in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme for the duration of the development.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with Policies A3 and CC3 of the Camden Local Plan 2017.

- 6 The glazed roof element in the roof of the single storey rear extension hereby approved shall be obscure glazed with a non-reflective dark-tinted window film in accordance with the approved details, and such glazing shall be permanently retained and maintained thereafter.



Reason: In order to prevent unreasonable light pollution to neighbouring premises in accordance with the requirements of policy A1 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 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.
- 3 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

Chief Planning Officer