



# LIPTON PLANT ARCHITECTS

Seatem House, 39 Moreland St  
London, EC1V 8BB  
+44 (0) 20 7288 1333  
mail@lparchitects.co.uk  
www.lparchitects.co.uk

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## PLANNING STATEMENT

A variation to planning approval ref 2019/5314/P is sought concerning condition 3 - the approved drawings.

The proposed variation seeks to alter the size and position of the previously consented side dormer to provide better alignment with the windows below, a dormer more in keeping with the neighbouring properties and an improved internal layout.

The three dormers (front, rear and side) were granted permission last year, they were considered to be in accordance with the Council's design guidance and subordinate within the roof slopes, furthermore the side dormer was considered to not be visible from the public realm.

The decision notice states: *"It is observed that the many properties along Belsize Park, including the adjacent No. 26 and nearby properties No. 29 and No. 24 have front, side and rear dormer windows installed. As such, it is considered the proposed dormers are not out of keeping with the character and appearance of the wider conservation area. Given its design, materials, sitting and similar dormer windows nearby, it is considered the dormer windows would not be an incongruous addition to the host property and would not have a detrimental impact on the character and appearance of on the Conservation Area."*

The proposed side dormer has been repositioned and slightly enlarged but still clearly meets the points previously raised by the council. This is further demonstrated within the attached document '586\_BEL\_002\_Neighbouring dormers' the proposal fits within the character and appearance of the Conservation Area which consists of a number of diverse side dormers all differing in size, sitting and fenestration, most of which are notably larger than the current proposal.

The proposed alterations to the side dormer will have minimal external impact and are unlikely to be seen. The repositioning to align with the existing windows at third floor

level creates a more considered and consistent side elevation. Moving the dormer out better aligns it and proportions it with the other dormer along Belsize Park adding to, improving and enhancing consistency within the conservation area.