

In the planning application (Ref. 2020/5975/P) 5 new windows are proposed to the host building's side elevation.

As mentioned in the planning statement submitted, this work falls under permitted development under Class A of Part 1 of Schedule 2 to the GPDO 2015 (as amended). Whilst an Article 4 Direction exists at the property (and the wider Conservation Area) this only concerns works to the elevations of a dwellinghouse that fronts a public highway or private street. However, for convenience and clarity, these works were included in this planning application.

The request from the Council to reduce the number of proposed windows to the side elevation comes after the receipt of a public objection (submitted 12/03/21). The applicant and the design team would expect the Council to not take this as sufficient reason for refusal. Instead, consideration for the work put together by the team in the present planning application as well as the existing immediate context of No. 31 should take priority in the decision process.

The Council stated that "there are too many side elevations windows" but what is being proposed is exactly as seen next door. No. 33 received planning permission (Ref. 2009/0959/P) for the addition of a window at lower ground level (Fig. 2) making it a total of 14 windows to its side elevation.

Furthermore, the size and proportion of the proposed windows for No. 31 are with respect to those existing, maintaining the character and appearance of the fenestration.

Finally, the lower ground floor of No. 31 faces a private alleyway. Any window at this level will cause no visual impact to the street nor the next-door neighbour. Internally, this level is significantly lower than the alleyway level so the windows shown are actually high level to the interior. The possibility of any type of natural light in this area would undoubtedly improve the interior unlike what was stated by the Council.

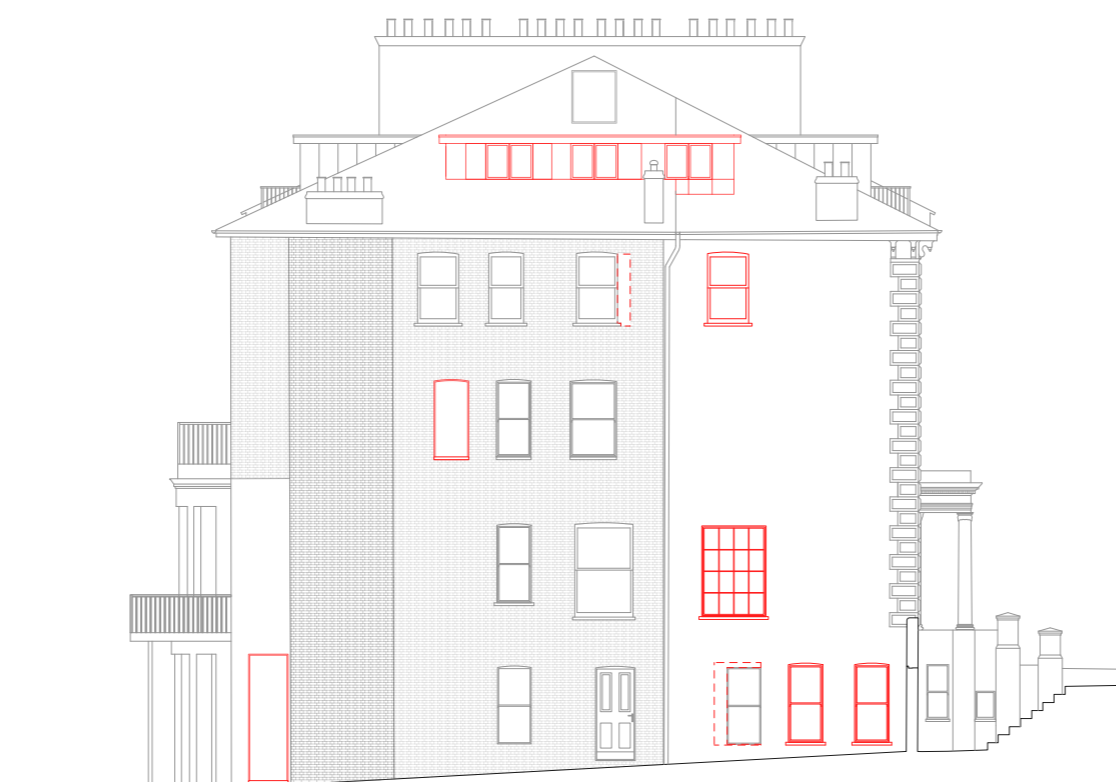


Fig. 1 31 Belsize Park Gardens



Fig. 2 33 Belsize Park Gardens