

# Flat C, 3 Strathray Gardens, London, NW3 4PA



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

## Photographs - Flat C, 3 Strathray Gardens- 2021/2237/P



**Aerial View- 3 Strathray Gardens**



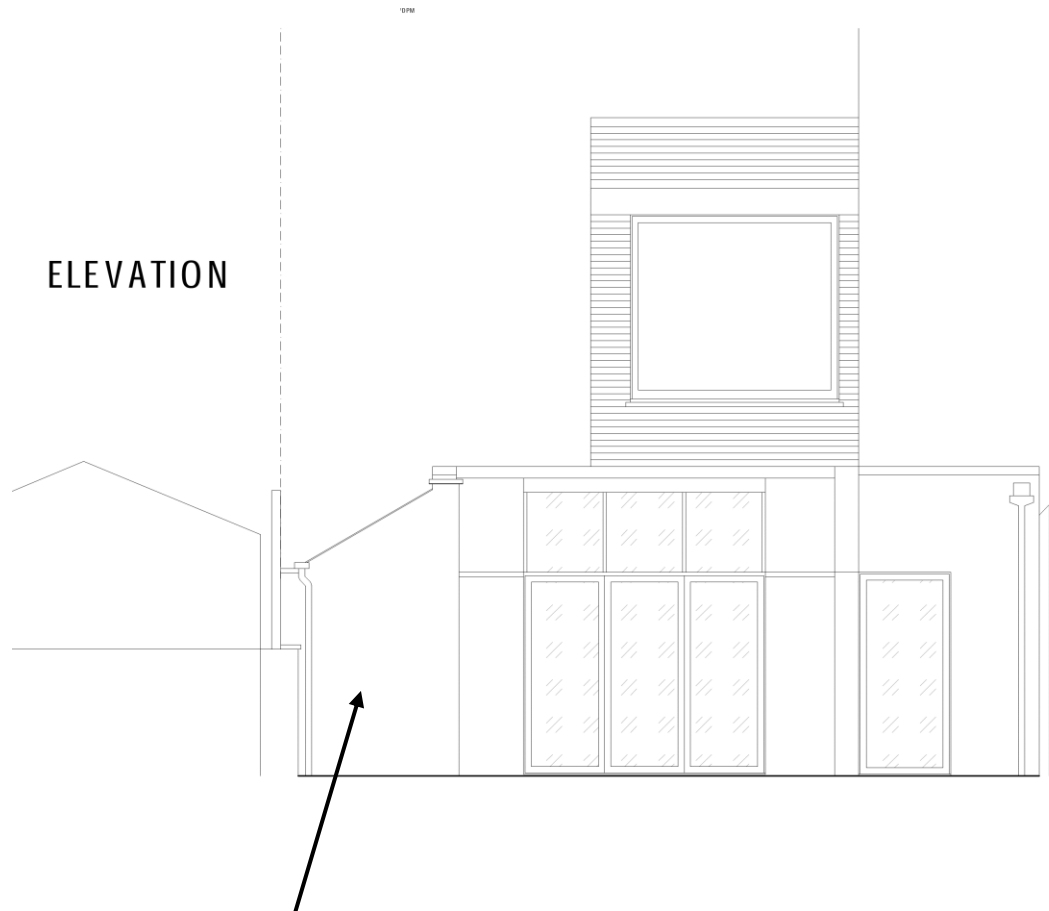
**Flat C, 3 Strathray Gardens- proposed location of side infill extension**



Flat C, 3 Strathray Gardens- existing rear extension

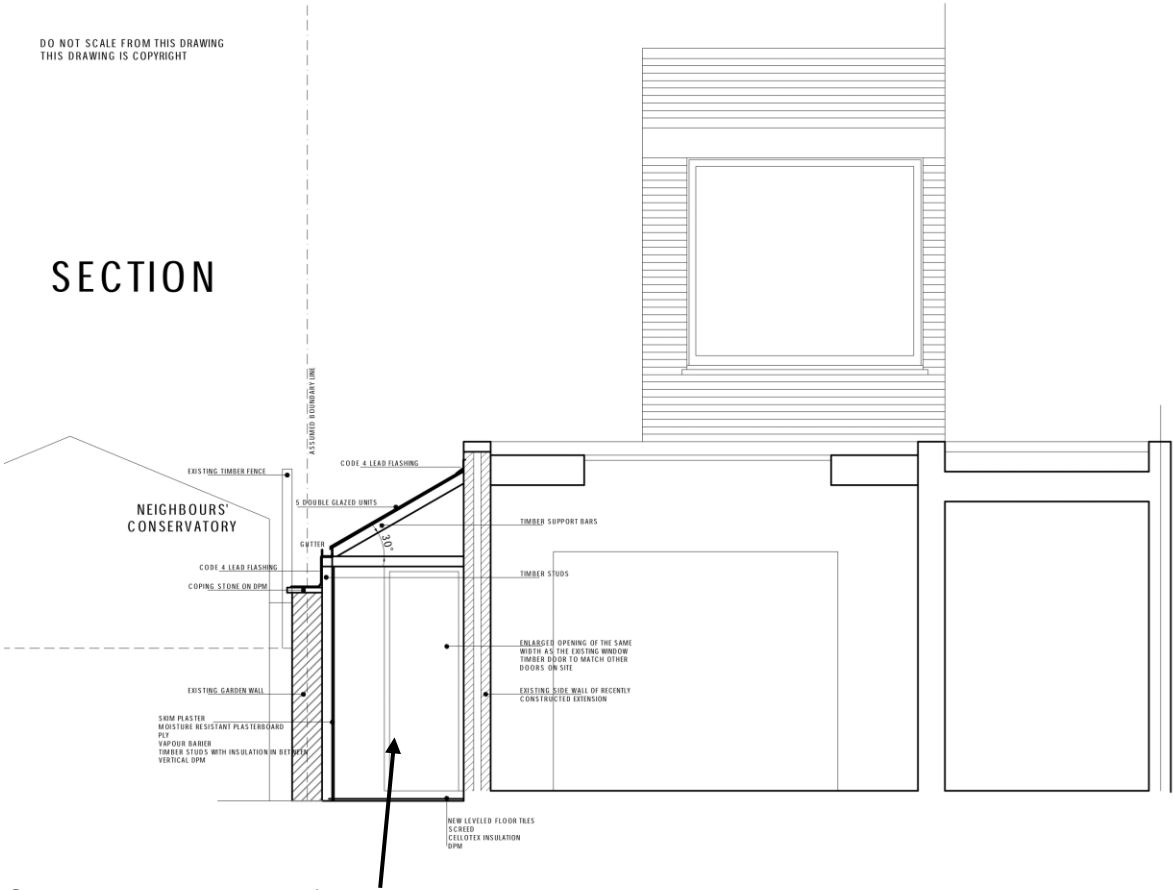
# PROPOSED INFILL SIDE EXTENSION- FLAT C, 3 STRATHRAY GARDENS

Ref: 2021/2237/P



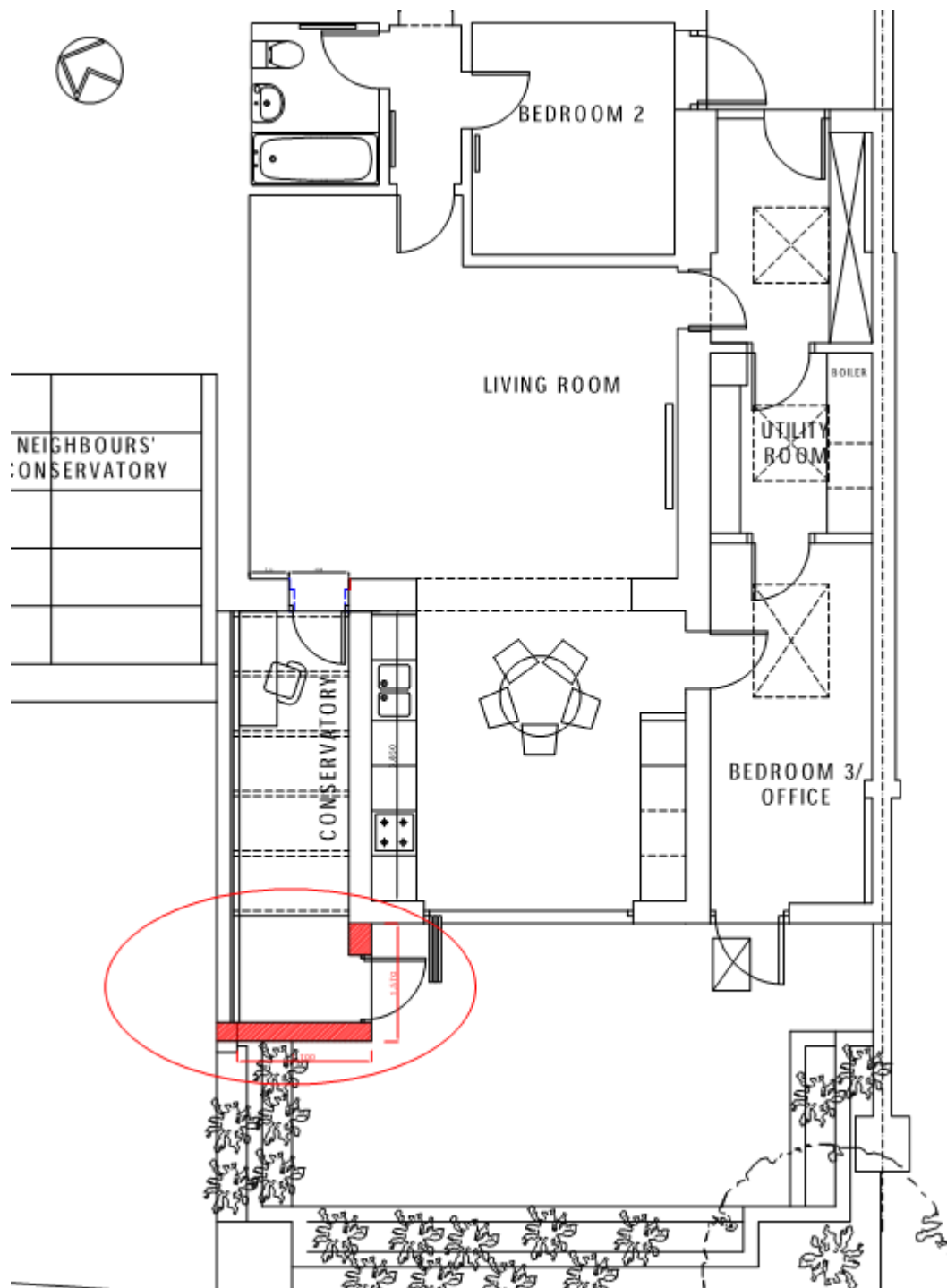
DO NOT SCALE FROM THIS DRAWING  
THIS DRAWING IS COPYRIGHT

SECTION



Cross section- side infill extension





Proposed ground floor plan with additional extension shown in red

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>02/07/2021</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>13/06/2021</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Angela Ryan				2021/2237/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat Lower Ground Floor Left 3 Strathray Gardens London NW3 4PA				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>							
Variation of condition 3 (approved plans) of planning permission ref: 2021/0086/P dated 30/03/2021 for erection of a single storey side/rear infill conservatory extension, namely, to enlarged side/rear infill conservatory extension.							
<b>Recommendation(s):</b>		<b>Grant</b>					
<b>Application Type:</b>		<b>Variation or Removal of Condition(s)</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		A site notice was posted between 12/05/2021 and 05/06/2021. A site notice was also advertised in the local press between 20/05/2021 and 13/06/2021. No comments/objections have been received following the consultation process.					
<b>CAAC/Local groups* comments:</b> *Please Specify		<b>Belsize CAAC:</b> have objected to the extension of the conservatory going beyond the rear building line.  <b>Officer's response:</b> See section of this report.					



## Site Description

The site comprises a Victorian detached town house located on the east-side of Strathray Gardens and is currently sub-divided into five self-contained flats. It lies within a group of similar buildings where the predominant land use is for residential.

The site is not listed but lies within the Belsize conservation area

## Relevant History

### Relevant planning history:

**30/03/2021**- permission granted for the erection of a single-storey side/rear infill extension (**Ref: 2021/0086/P**)

## Relevant policies

### **NPPF 2019**

**London Plan 2021:** Policy D4

### **Camden Local Plan 2017:**

**A1-** Managing the impact of development

**D1-** Design

**D2 -** Heritage

**Belsize Conservation Area Statement 2002:** Policy BE22

### **Supplementary Planning Guidance:**

CPG – Home improvements 2021

CPG- Amenity 2021

## Assessment

### **1.0 Proposal:**

1.1 The proposal is for a variation of condition 3 (build in accordance with the approved plans) for a glazed infill conservatory extension that was approved on 08/03/2021 under application ref: 2021/0086/P. The variation involves the erection of a slightly larger predominantly glazed infill side/rear conservatory extension, incorporating a timber frame. The extension is proposed to infill the space located to the west of the existing single storey rear extension and would provide an uplift in floor area of 2.7m<sup>2</sup>. The extension will incorporate a sloping roof which would abut an existing rear extension at ground level and will be 3.3m high at its highest point sloping down to 2.5m at its lowest point.

1.2 The relevant issues to consider are:

- Design and impact on character and appearance of the conservation area; and
- Amenity

### **2.0 Design:**

2.1 Policy D1 expects developments to be of a high standard of design, whilst policy D2 expects developments to preserve or enhance the character and appearance of conservation areas (heritage assets). The proposal is modest in nature in terms of its size and design, will be constructed of lightweight materials and be subordinate in terms of its relationship with the host building. It is considered that the small proportion of the extension coming forward approximately 1m of the established rear building line would not detract from the overall appearance of the host building as its bulk, massing and height would still appear subordinate. The development is therefore considered to be acceptable in terms of its design.

2.3. A large proportion of the rear garden area is proposed to be retained and therefore the minimal loss of garden space is considered to be acceptable in principle.

Impact on character and appearance of conservation area:

2.3 The site is identified as being a positive contributor in the Belsize Conservation Area.

2.4 The shared boundary between nos. 3 & 5 Strathray Gardens is at 3m high and therefore the extension would not be visible from the neighbouring buildings or the wider public realm. As the extension will be located on a secondary façade with limited views it is considered that the development would preserve the character and appearance of the host building and this part of the Belsize Park Conservation Area.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

**3.0 Amenity:**

3.1 Given the size and location of the rear/side extension, there would be no adverse amenity impacts in terms of the loss of light, outlook, privacy or light spill. Therefore, the proposal would not have any significant impacts on existing residential amenity.

**4.0 Conclusion:**

4.1 The development is considered to be acceptable in terms of its design and would not adversely affect the appearance of the host building. It is also considered to preserve the character and appearance of this part of the Belsize conservation area. Given its size and location, the proposal would not have any adverse impacts on existing residential amenity. As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017.

**5.0 Recommendation**

**Grant permission**

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 21<sup>st</sup> June 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: 2021/2237/P  
Contact: Angela Ryan  
Tel: 020 7974 3236  
Email: [Angela.Ryan@camden.gov.uk](mailto:Angela.Ryan@camden.gov.uk)  
Date: 14 June 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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

Kasia Whitfield Design  
Garden Flat  
90 Fellows Road  
Belsize Park  
London  
NW3 3JG  
United Kingdom

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Variation or Removal of Condition(s) Granted

Address:

**Flat Lower Ground Floor Left**  
**3 Strathray Gardens**  
**London**  
**NW3 4PA**

# DECISION

Proposal:

Variation of condition 3 (approved plans) of planning permission ref: 2021/0086/P dated 30/03/2021 for erection of a single storey side/rear infill conservatory extension, namely to enlarged side/rear infill conservatory extension.

Drawing Nos:

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 the original planning permission ref 2021/0086/P dated 30/03/2021.

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

### 3 REPLACEMENT CONDITON 3:

The development hereby permitted shall be carried out in accordance with the following approved plans- Site Location Plan; SG3-PP1 rev A; 1/2 rev A; PP2 rev A; PP3 rev B

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

#### 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, 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 (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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

**DRAFT**

**DECISION**