

Delegated Report	Analysis sheet		Expiry Date:	14/06/2021
	N/A / attached		Consultation Expiry Date:	12/06/2021
Officer		Application Number(s)		
Adam Greenhalgh		2021/1297/P		
Application Address		Drawing Numbers		
10a & 12 Belmont Street London NW1 8HH		See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of spiral staircases at rear of 10a and 12 (3rd floor) to provide access to new roof terraces on 10a and 12, with railings at front, sides and rear; provision of glazed screen to adjacent balcony of flat 5, 10 Belmont Street				
Recommendation(s):	Refuse planning permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	00	No. of objections	00

**Summary of
consultation
responses:**

Site notices were displayed on 19/05/2021. The statutory consultation period expired on 12/06/2021. No letters of objection were received.

Site Description

10a and 12 Belmont Street are a pair of 2016 re-built three storey (with basement) terraced buildings with set-back rooms on their flat roofs. The rooftop rooms sit 900mm and 1.8m behind the front and rear parapet walls respectively.

Originally they were two/three storey dwellings but planning permission was granted (see Planning History below) for 'erection of 2 x 4 storey replacement dwellinghouses following part demolition of the existing 3 storey houses with existing side and internal structural walls being retained' (2016/5096/P) and this planning permission has been undertaken.

No. 10a, which is the more southerly of the pair, adjoins an interesting building. By all accounts it was previously a 5 storey piano factory but is now a 6/8 storey residential building of flats. Adjoining the roof of no. 10a Belmont Street are two ensuite bathrooms and a balcony of a third floor flat. These appear to have been permitted under planning permission 2019/1107/P (see Planning History below). No. 12 adjoins a three storey terraced building at no. 14 Belmont Street. It has no accommodation on its roof.

The site is not in a Conservation Area. Both sites (10a and 12), and the adjoining properties, no. 14 and the multi-storey residential building are on Camden's Local List.

Relevant History

10a/12 Belmont Street:

2020/5474/P - Creation of roof terraces, above existing third floor roof, with front and rear railings and access (spiral) staircases from existing third floor balconies at rear – refused 09/03/2021

Reasons for refusal:

1. The proposed roof terraces, by reason of their location immediately adjacent to the balcony, bedroom French doors and bathroom windows of the neighbouring third floor flat at 10 Belmont Street, would result in unacceptable disturbance, harm to outlook and loss of privacy and security for the occupiers of this flat. The proposal would therefore be contrary to policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

2. The proposed railings and spiral staircases, by reason of their siting, design and size, would appear incongruous above the roof and add harmful clutter to the roofscape. They would be partially visible in both short and long views from front and rear, and as such would have a detrimental impact on the appearance of the host properties and the adjoining roofscape, the adjacent locally listed buildings and the surrounding area. The proposals would therefore be contrary to policy D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

2016/5096/P - Erection of 2 x 4 storey replacement dwellinghouses following part demolition of the existing 3 storey houses with existing side and internal structural walls being retained (retrospective) – granted subject to legal agreement

Former Chalk Farm Studios:

2019/1107/P - Formation of 8 x sets of rear double doors at first to fourth floor levels, to facilitate the erection of 4 x terraces with associated balustrades, privacy screens and a glazed canopy

2015/3769/P - New steel pergolas at 5th and 7th floors - granted

2014/5518/P - Installation of doors and Juliette balconies of 1st to 4th floors (south elevation), and lowering doors and windows to ground level Belmont street elevation (Retrospective) – granted

2014/2336/P - Amalgamation of 2 flats into 1 flat on 5th floor level – granted subject to legal agreement

2013/7971/P - Alteration to external staircases on north facing (flank) and east facing (rear) elevations for provision of balconies as amenity terraces for new flats at 1st to 6th floor levels - granted

2013/5406/P – Change of use from offices (Class B1) to residential (Class C3) to provide 10 units (1x3 bedroom, 9x4 bedroom) at ground, first, second, third and fourth floor levels – granted prior approval

2011/4415/P - Erection of additional 6th floor and extension to 5th floor to provide 8 residential units (Class C3) (3 x 1-bed, 4 x 2-bed, 1 x 3-bed), and erection of a five storey rear extension to provide additional office space (Class B1), including creation of roof terrace at rear 5th floor level and external terraced area at 6th floor level, creation of green roof, and associated alterations - granted subject to legal agreement

Relevant policies

National Planning Policy Framework 2019

The London Plan 2021

The Camden Local Plan 2017

Policy A1 (Managing the impact of development)

Policy D1 (Design)

Policy D2 (Heritage)

Camden Planning Guidance

CPG Design (2019) - S.2 Design Excellence; S.3 Heritage

CPG Amenity (2018) – S.2 Overlooking, privacy and outlook; Noise and vibration

CPG Altering and extending your home (2019) – S.4 – Balconies and roof terraces

Assessment

1.0 Proposal

1.1 The proposal is identical to the proposal under planning application 2020/5474/P with the exception that a glass screen of sorts is now proposed to the edge of the roof terrace on no. 10a Belmont Street hard up against the balcony of flat 5, 10 Belmont Street. The glass screen is shown as extending to the top of the balcony on the proposed elevational drawings.

1.2 For the sake of completeness, the full proposal comprises:

1.3 The conversion of the flat roofs on the top floor rooms of 10a and 12 Belmont Street to roof terraces. 1.5m high railings are indicated on the front, rear and north side of the roof terraces. On the south side the roof terrace on no. 10a would abut the side elevation of the adjoining flat on the 3rd floor of the adjoining residential building. It would abut two ensuite bathrooms and a balcony (see 1.1 above). A wall would appear to separate the two roof terraces (i.e. between no. 10a and 12) but this is not shown on the proposed elevations.

1.2 The roof terraces would be accessed by way of spiral staircases (2) which would be erected on the third floor of the building at the rear (i.e. on the existing balconies at the rear of the existing roof extensions). The proposed roof terraces would measure 36 sq m (no. 10a) and 42 sq m (no. 12) in area.

2.0 Assessment

2.1 The main considerations associated with the application are:

- Design and character and effects on locally listed buildings
- Impact on amenity
- Other matters

2.2 Design and character and effects on locally listed buildings

2.3 The design and conservation considerations remain the same as for the previous application (2020/5474/P). The site is not located in a Conservation Area but both properties, no. 14 and the neighbouring residential building (former piano factory) are all locally listed.

2.4 The previous application was refused (partly) on grounds of harm to the appearance of locally Listed buildings and the quality of the townscape. The current proposal would give rise to the same impacts. The formation of metal railings at the front, north side and rear of the roof terraces and the spiral staircases on the third floor at the rear would represent incongruous features on these buildings which would be inappropriate in the context of the character of the houses and the streetscene. The railings and spiral staircases would be visible from surrounding roads and buildings and they would represent alien additions to the houses and they would harm the heritage significance of the nearby locally listed buildings. A separating wall, fence or screen between the two roof terraces would add to the visual clutter and change to the roofscape. Furthermore the proposed glazed screens against the balcony of flat 5, 10 Belmont Street, due to their siting, materials and appearance would further represent inappropriate additions which would detract from the architecture and heritage of the locally Listed buildings (including the former piano factory) and would impair the visual quality of the townscape. The proposed development would therefore be contrary to policy D1 (Design) and D2 (Heritage) of the LB Camden Local Plan 2017.

Impact on amenity

2.5 Policy A1 (Managing the impact of development) of the Camden Local Plan seeks to ensure that the existing residential amenities of neighbouring properties are protected, particularly with regard to privacy, outlook, sunlight, daylight and overshadowing, noise and vibration levels.

2.6 In the assessment of the previous application it was noted that the main property that is likely to be affected by the proposal is the adjoining flat in the former piano factory building. In the assessment of the previous application it was noted that the installation of 'privacy film' on the bathroom windows of the adjoining flat (abutting the proposed roof terrace on 10a Belmont Street) would be insufficient to mitigate against the noise and disturbance and perceived loss of privacy which would result. This scenario remains the same in the current proposal and is unacceptable.

2.7 In the current proposal full height (obscure) glazed screens would be installed against the rear balcony of the adjoining flat in the former piano factory building to overcome the privacy and security objections which were previously raised. However, such screens would result in an unacceptable sense of enclosure and a loss of outlook. If the screens were obscured to prevent overlooking then there may be an unacceptable loss of light for the occupiers of the flat. In the absence of images of the proposed screen, it is considered that the proposal could result in an unacceptable loss of daylight. If, on the other hand, the screens were of partially obscure glass then there may be a 'perceived' loss of privacy for the occupiers of the flat. Siting an external amenity space immediately adjacent to an existing balcony would diminish the private enjoyment of the balcony as users would sense that their neighbours were viewing or listening to them. In short, the proposed screens would be intrusive upon the amenity and enjoyment of the balcony by way of their appearance and impacts and therefore contrary to policy A1.

2.8 Previous concerns relating to a loss of security (for the occupiers of flat 5, 10 Belmont Street) would appear to be addressed as the balcony (and adjoining rooms) of this flat would not be open on the boundary with the new roof terrace on 10a and potentially breached.

3.0 Recommendation

3.1 Refuse planning permission