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Planning and Regeneration
Culture & Environment
Directorate
London Borough of Camden
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London
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19 August 2021

By Email

Dear Sir / Madam

75 Belsize Lane, London, NW3 5AU

Application for full planning permission (householder)

Forward Planning and Development Limited ("FWPD") have been instructed to submit a planning application in respect of proposed works at the rear of 75 Belsize Lane, London, NW3 5AU. The proposed works will improve the quality of residential accommodation provided at the property.

Planning permission is sought for the following:

'The erection of a single-storey, rear extension with a green roof; replacement of conservatory at first floor level; replacement of windows to rear elevation; installation of two rooflights and associated works'.

The application submission includes the following documents:

- a) Completed application forms and certificates;
- b) CIL additional information form;
- c) Location Plan;
- d) Existing and proposed plans, sections and elevations;
- e) Design and Access Statement;
- f) Planning Statement (included within this covering letter);
- g) Character of the area and references document.

The application has been submitted online via the planning portal (reference: PP-10142533). The requisite application fee of £206 (plus service charge) has been paid online at the time of submission.

Site and Surroundings

The site comprises an existing two-storey residential property also known as Portman Lodge. The property adjoins residential properties on either side of a similar scale and height. The property benefits from a rear garden and a conservatory and roof terrace at first floor level providing amenity space.

The site is located on the east side of Belsize Lane close to its junction with Daleham Gardens and the Finchley Road to the west.

The surrounding area is predominantly residential in character with a variety of sizes and style of properties. To the west the Finchley Road provides a wide mix of uses including commercial, retail and bars and restaurants.

The property is located within the Belsize Park Conservation Area. There are no listed buildings within the immediate vicinity of the property although further to the south, nos. 79-93 Belsize Lane are a stucco terrace with classical detailing which are Grade II listed.

Within the Conservation Area the site is located within the 'Belsize Village' sub area. Within the sub area the site falls within the identified mews area to the western end of Belsize Lane. The building is not identified as one that makes a positive contribution to the Conservation Area.

The property is well located in terms of public transport accessibility with Finchley Road and Swiss Cottage Overground and Underground stations located a short distance to the west. Fitzjohn's Avenue and Finchley Road also provide regular bus services.

Planning History

A review of the statutory register of planning applications has been carried out. Set out below are those considered to be of particular relevance:

Application reference	Proposals	Decision	Date
2011/1489/T	Notification of intended works to trees in a conservation area: Reduction in crown size and clearance of rear garden trees.	No objection	07/04/2011
8600124	The enlargement of existing conservatory at first floor level at the rear	Granted	27/03/1986

8500171	Alterations to three existing garages to form an additional bedroom / study and a single garage	Granted	25/04/1985
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Other permissions of relevance

No.77 Belsize Lane

Planning permission was granted in October 1998 for the provision of a single storey rear extension (application reference: PW9802820).

Although an historic permission, it demonstrates that the principle of a single storey rear extension has been accepted in close proximity of the site previously.

Further details of other precedents including plans can be found within the accompanying Design and Access Statement.

The Proposals

The proposals for which planning permission is being sought comprise the following:

1. The erection of a single-storey rear extension with associated green roof;
2. The replacement of the existing damaged conservatory at first floor level with a new conservatory to match the existing style;
3. The provision of two new rooflights;
4. The replacement of all windows and glazed doors to the rear elevation with new, to match the existing style.

The proposals are restricted to the rear of the property only and will not be visible from street level.

The existing conservatory at first floor level is in poor condition and is in need of replacement before it deteriorates any further. It is proposed to replace this on a like for like basis. Similarly, the existing windows and doors to the rear elevation are in desperate need of replacement. The property is suffering from water ingress and as is evident from the photos below and on site, the timber doors and conservatory are rotting.



Figure 1: Rear elevation and conservatory from the garden



Figure 2: Rear elevation and conservatory from first floor roof terrace

The proposals will improve the quality and standard of residential accommodation provided at the property which have fallen into a state of disrepair over recent years.

The replacement of the existing windows and doors to the rear elevation will improve the energy and thermal efficiency of the building and will significantly enhance its appearance.

Full details of the proposals are set out within the accompanying Design and Access Statement and on the submitted plans, section and elevation drawings.

Other applications

A separate planning application (householder) will be submitted in due course for alterations and an extension to the front of the property. This work does not form part of this application and is not included on the submitted drawings.

Planning Policy Framework

The Statutory Development Plan comprises of policies set out in the London Plan 2021 (March 2021) and the Camden Local Plan (2017).

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the statutory development plan unless material considerations indicate otherwise.

Camden Planning Guidance “Home Improvements” dated January 2021 provides additional guidance in respect of extensions and alterations to residential properties.

Key considerations

The key planning considerations associated with the proposals are as follows:

- a) Principle of development
- b) Design
- c) Heritage – Impact upon the Conservation Area
- d) Amenity

Principle of development

The proposals will retain and improve the existing residential accommodation provided at the property. A small amount of additional residential floorspace will be provided as a result of the proposal (12 sqm).

The surrounding context is characterised by properties that have undergone a degree of extension, alteration and intervention. The street scene is varied in terms of scale, forms, massing, design and roof profiling.

The rear of the property is not architecturally distinguished nor does it form a harmonious composition which contributes visually to the townscape. It is not considered that the rear elevation possesses architectural merit which warrants preservation. As a result, it is considered that a modest rear extension to the property is acceptable in principle.

The proposed rear extension is not a full width extension and will only extend approximately a third of the width of the existing rear elevation. The scale and volume of the extension has been designed to respect and be subservient to the host building in terms of its location, form, footprint and scale.

The extension has been appropriately designed for its context by local and established architects, Sanya Polescuk Architects, who have extensive knowledge of the local area and are experts at sensitively upgrading existing buildings within heritage settings.

The provision of a single storey rear extension is commensurate with the character of the surrounding area where there are a number of examples of rear extensions of a similar scale and form.

The rear extension would not be visible from any views at the front of the property. It would be visible in limited private views to the rear of the property.

The principle of the provision of improved residential accommodation, as proposed, is considered to be acceptable in principle and will support the continued use and inward investment into the property for residential purposes. The proposed extension is modest and will enable the open character of the rear garden to remain.

Design

High quality and inclusive design is encouraged by planning policy at all levels.

Local Plan Policy D1 states that the Council will work to secure high quality design in development. The Council will require that development, inter alia:

- Respects local character;
- Is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- Comprises details and materials that are of high quality and complement local character.

The supporting text to Policy D1, at Paragraph 7.2 of the Local Plan, states that the Council will require all developments, including alterations to existing buildings, to be of the highest standard of design and will expect developments to consider, inter alia:

- Character, setting, context and the form and scale of neighbouring buildings;
- The character and proportions of the existing building, where alterations and extensions are proposed;
- The composition of elevations;
- The suitability of the proposed design to its intended use.

At Paragraph 7.3, it is noted that the Council will welcome high quality contemporary design which responds to its context. Paragraph 7.10 of the supporting text identifies that alterations and extensions should be carried out in materials that match the original or neighbouring buildings, or, where appropriate, in materials that compliment or enhance a building or area.

The proposed single-storey rear extension will be a high-quality design and will constitute a high-quality addition to the existing building that has been sensitively designed, using appropriate materials, to respect the surrounding context. This is evident from the visual prepared by the architects which is included within the Design and Access Statement.

The proposed extension has been designed to be subservient to the existing building and will read as a lightweight garden room.

The design of the proposed extension and use of materials have been considered as a modern interpretation of similar rear extensions in the surrounding context. Yellow stock brick will be the predominant material with thin metal glazing chosen to provide a contemporary look and provide good levels of natural light into the property.

A green roof is proposed which has significant biodiversity benefits and will also insulate the roof. It is accepted that a condition is attached which limits access to the green roof for maintenance and access only. An additional roof terrace is not required given the existing roof terrace at first floor level which is set between the conservatory and the flank wall of the adjacent property.

The proposals are considered to be of an appropriate scale, character and appearance and would achieve a high-quality design consistent with planning policy objectives.

Heritage

Section 72(1) of the Listed Buildings and Conservation Area Act requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area. The effect of this section of the Act is that there is a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas. Considerable importance and weight should be attached to their preservation.

London Plan Policy HC1 deals with heritage conservation and growth and notes, at part C, that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings

Policy D2 of the Local Plan relates to Heritage and notes that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed

buildings and locally listed heritage assets. Designated heritage assets include conservation areas. The Council will not permit the loss or substantial harm to a designated heritage asset, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh any harm or loss.

The proposed works are considered to be minor and will have a positive impact on the quality and integrity of the existing building. The proposals will improve the quality, design and standard of residential accommodation provided on the site and form part of a wider restoration of the property, which will enhance the appearance of the existing property and therefore the Conservation Area as a whole.

The works forming part of this application relate to the rear elevation which will have a limited impact on the character and appearance of the Conservation Area but nonetheless the works result in the restoration and upgrading of the building fabric which should be seen as an enhancement in heritage terms.

It is considered that the statutory duties in respect of the Conservation Area are upheld and that the proposals will comply with relevant planning policies in relation to heritage and conservation.

Amenity

Policy A1 of the Local Plan deals with managing the impact of development and notes that the Council will seek to protect the quality of life of occupiers and neighbours. Planning permission will be granted for development unless it causes unacceptable harm to amenity.

Camden Planning Guidance Amenity supports that development should be designed to protect the privacy of occupiers of both existing and proposed dwellings. Developments should ensure that the proximity, size or cumulative effect of any structures avoids having an overbearing and /or dominating effect that is detrimental to the enjoyment of their properties by adjoining residential occupiers

The proposals are for the erection of a single storey extension at ground floor level and the like-for-like replacement of the existing conservatory at first floor level. The height and scale of the proposed extension would be subservient to the existing building and would not have any impact on the amenity of adjacent occupiers.

The replacement of the existing conservatory would not have a material impact on any adjacent occupiers beyond the existing position. There will be no increase in overlooking or loss of privacy as a result of the proposals.

The proposals would maintain the provision of a reasonable sized garden at the property which will provide valuable amenity space for the occupiers. The provision of a green roof on the proposed extension, will maintain the garden setting at the rear of the property and provide valuable environmental benefits. The green roof will not be used as a roof terrace.

The existing roof terrace will be retained.

Summary and Conclusions

The proposals will preserve and enhance the character and appearance of this part of the Conservation Area. The proposals will be subservient to the host building and of a high-quality design.

The proposals would not be visible from any public views being confined solely to the rear of the property. No adverse amenity impacts resulting from the proposals have been identified.

The provision of improved and extended accommodation will meet the long-term requirements of the new owners.

The proposals are considered to accord with relevant planning policy objectives at all tiers and permission should therefore be granted.

We trust the application can be made valid and look forward to receiving confirmation of the same. Please do not hesitate to contact Faye Wright of this office if you have any queries in the interim.

Yours faithfully



For and on behalf of

Forward Planning and Development Limited