



113 | Design & Access Statement
Flat 1,
14 Belsize Park, NW3 4ES
Julia Heller



Flat 1
14 Belsize Park,
NW3 4ES

LOCATION PLAN
1:2500



Flat 1
14 Belsize Park,
NW3 4ES

BIRD'S EYE VIEW OF THE SITE

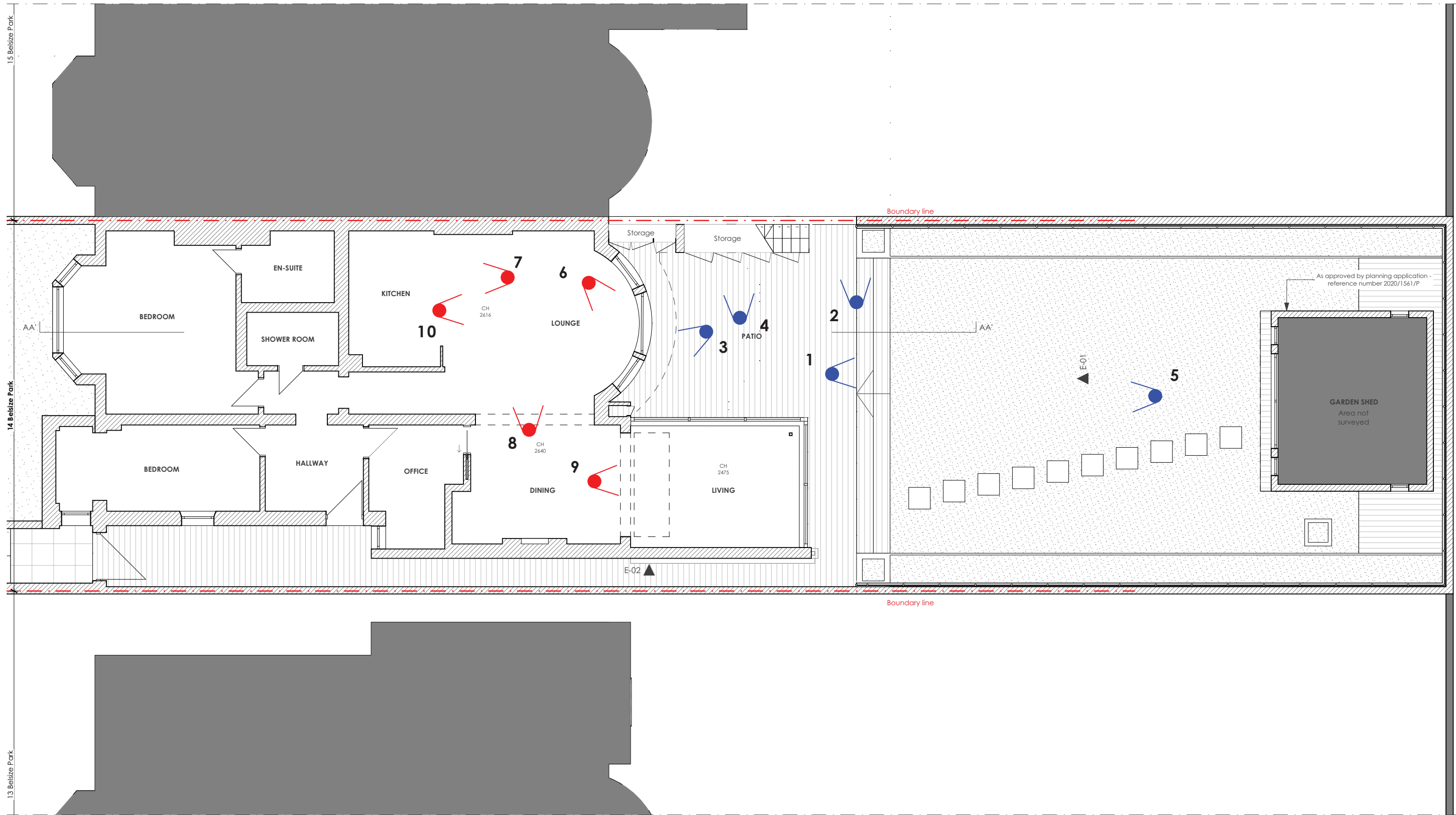
The Site

The site is located in the Belsize Park Conservation Area within the London Borough of Camden. It comprises a semi-detached period property with three floors. The flat which is the subject of this application is on the lower ground floor and includes the rear garden.

The site is located in the eastern side of Belsize Park in close proximity to the underground station of Swiss Cottage, Finchley Road and Belsize Park. The pedestrian shopping area of Belsize Lane and Finchley Road are sited within walking distance.

There are similar properties adjacent on each side and opposite. To the rear are the rear gardens of the properties on Belsize Park Gardens and Belsize Square.





Lower ground floor plan with key of view points





1. View of the garden shed



3. Detail of the balcony above the site



2. Detail of the fence



4. View of the external staircase



5. View from the garden



6. View from the bay window



7. View of the kitchen



9. View of the living and the existing extension



8. View of the living area



10. View from the kitchen



Belsize Park



St. Peter's Church



Belsize Square Synagogue



Belsize Lane



Belsize Park Underground Station



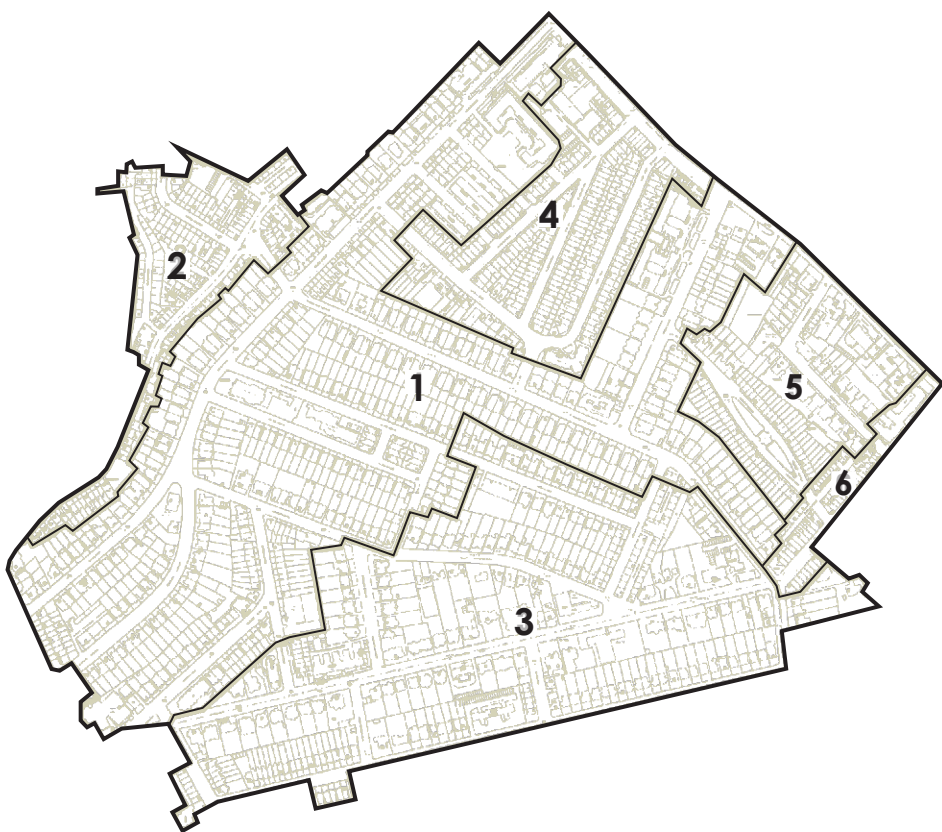
Swiss Cottage Underground Station



Camden Council Boundaries and Conservation Area of Belsize

 Belsize Park Conservation Area

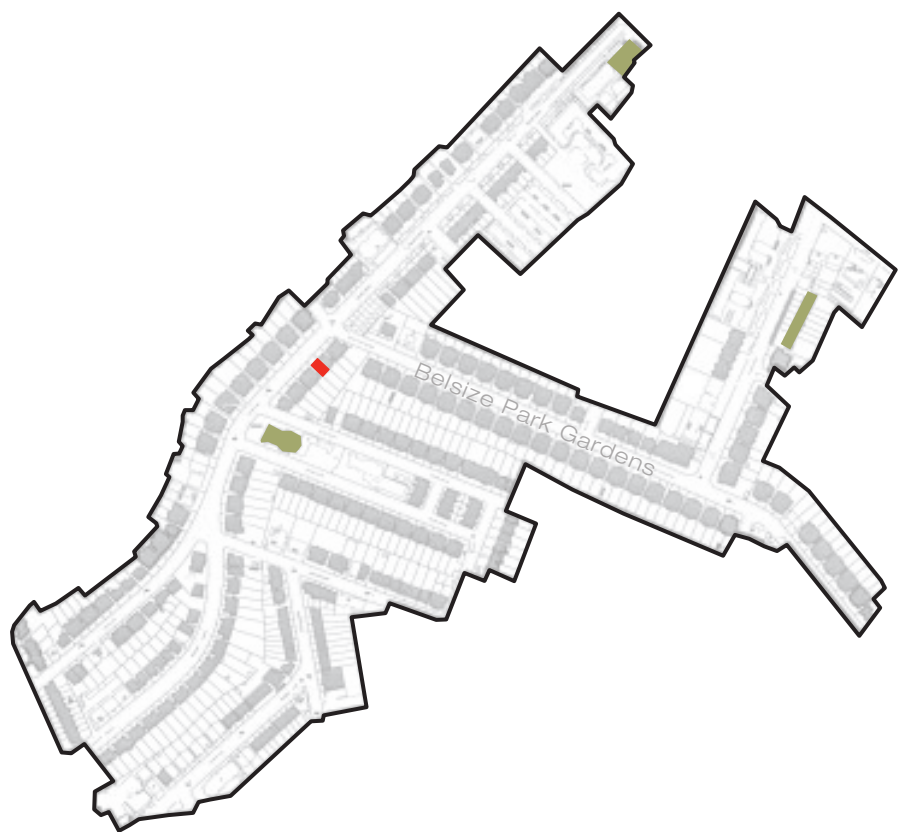
Belsize Park sits on the rising land between Chalk Farm and extends westwards to Swiss Cottage. In March 1973 was designated as a Conservation Area because of its semi-detached Victorian Villas and the considerable charm of the area.




Belsize Park Boundaries and Sub Areas (Conservation Area)

1: Belsize Park; 2: Belsize Village; 3: Eton Avenue; 4: Glenloch; 5: Primrose Gardens/Antrim Road; 6: Englands Lane

Belsize Park is characterized by mid-19th century Italianate villas. However in the Conservation Area there are a number of distinct areas of varying character and appearance. In fact, the Belsize Park Conservation Area Statement divides the area into six sub areas. The site is located in the Belsize Park sub area (no.1)



Sub Area One: Belsize Park

 Site
 Listed Buildings

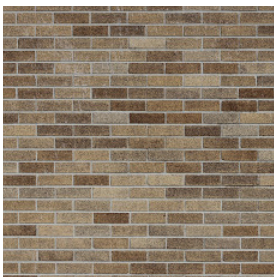
This area has buildings which are mostly three storeys with lower ground and, sometimes, an attic level. In this area there are three different character, the site is located in the group of Belsize Park - Belsize Park Gardens - Buckland Crescent - Belsize Grove. The street are predominantly residential and characterised by repeated forms of the stucco villas, that give a strong identity to the area. As for the site, the villas are symmetrical about their slab chimney stacks, recessed sash windows, canted three-light bays on the ground floor and curved windows at the rear and front doors with two panels.



Elevation along the rear garden of 13-15 Belsize Park



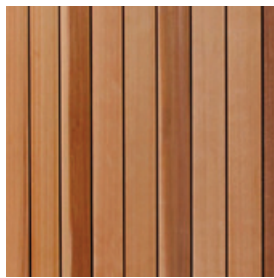
White
render



Brown
bricks



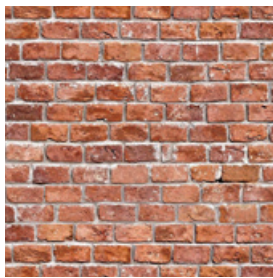
Timber
fence



Wood
cladding



Anthracite
aluminum frames



Red
bricks

Planning Policy context

[National Planning Policy Framework \(2019\)](#)

[The London Plan \(2016\)](#)

[The Draft London Plan \(2019\)](#)

[Camden Local Plan \(2017\)](#)

Policy DM1, Policy DM2, Policy A1, Policy A3 and Policy CC2

[Camden Local Plan relevant Supplementary Documents \(2017\):](#)

- Altering and Extending your Home (2019)
- Amenity (March 2018)
- Biodiversity (March 2018)
- Energy efficiency and adaption (March 2019)
- Belsize Park Conservation Area Statement (2009)

TPO

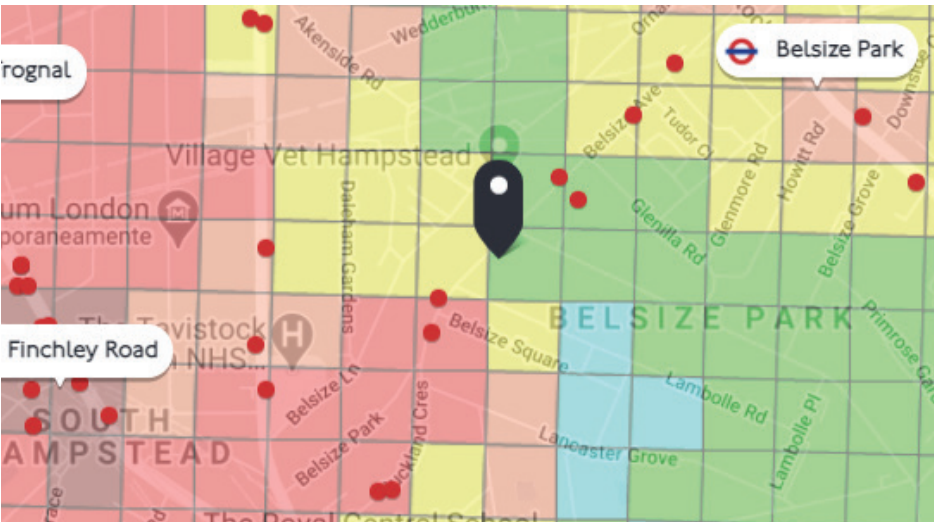
There are no TPOs located on the site.

Local Listing

The site is not listed however is part of the Belsize Conservation Area and located near the Church of St. Peter which is a Grade II Listed Building.

PTAL

The PTAL level of the site, is 3.

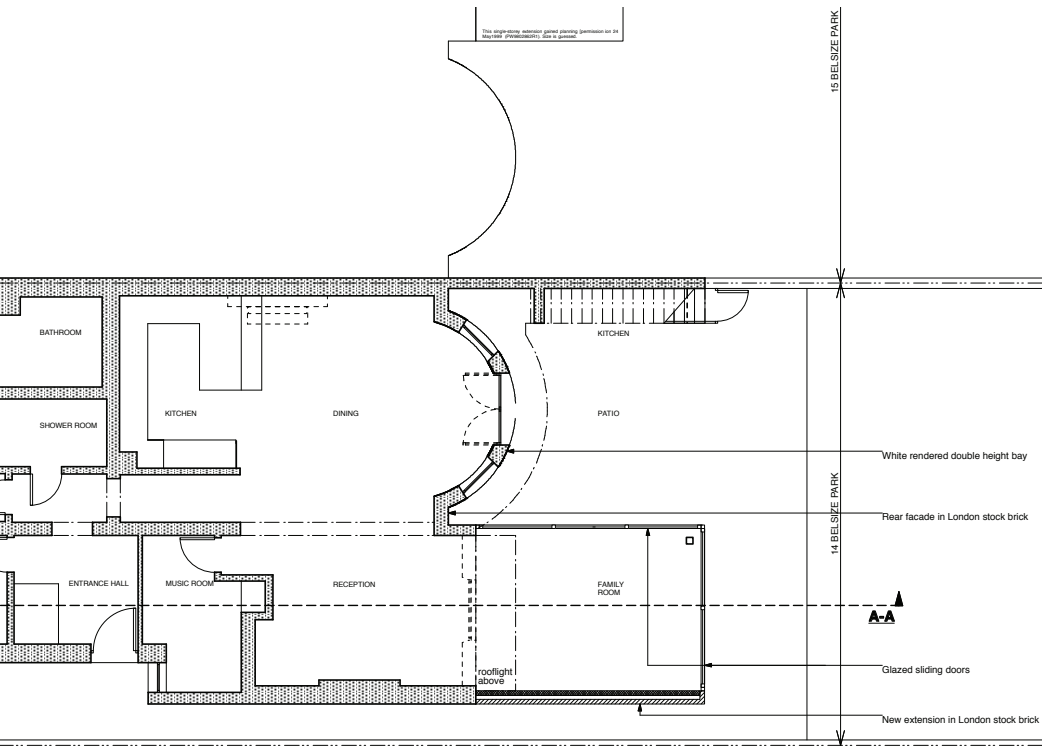


PTAL level 3

Flood risk

The application site is not located within Flood Zone or Surface Water Flood Zone.





Planning Application 2013/1928/P - Lower Ground Floor Plan and Rear Elevation

Image taken from Johanna Molineus Architects Ltd. Design & Access Statement for 14 Belsize Park.



2020/3557/P - 14 Belsize Park (Granted)

Alteration to the internal layout of the garden studio to incorporate a shower room as an amendment to planning permission ref 2020/1561/P dated 21/07/2020 for the erection of a studio outbuilding at end of rear garden.

2020/1561/P - 14 Belsize Park (Granted)

Erection of a studio outbuilding at end of rear garden.

2013/6557/P - 14 Belsize Park (Granted)

Creation of a steel pergola structure to rear garden at ground floor level (Class C3)

2013/1928/P - 14 Belsize Park (Granted)

Erection of a single storey rear extension at lower ground floor level in connection with the use as residential flat (Class C3).

30594 - 14 Belsize Park (Permission)

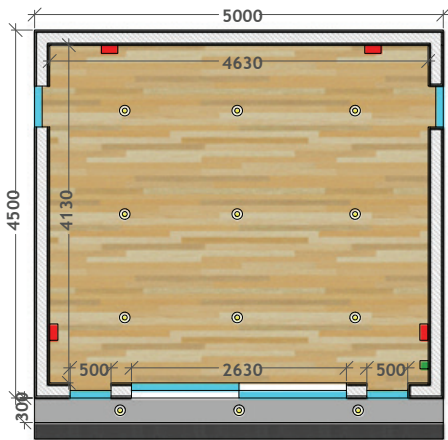
Change of use including works of conversion to provide five self-contained flats.

G7/18/12/29583 - 14 Belsize Park (Conditional)

Change of use and works of conversion, including the insertion of a dormer with roof terrace at the rear, to provide four self-contained flats.

2021/1997/P - 14 Belsize Park (Refused)

Erection of a single storey rear extension at lower ground floor level



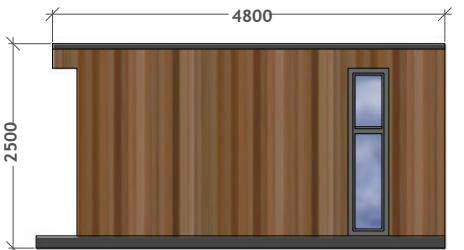
FLOOR PLAN



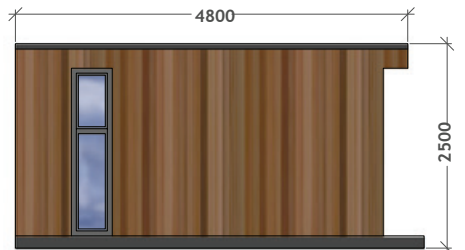
FRONT



REAR



RIGHT SIDE



LEFT SIDE

Planning Application 2020/3557/P - Floor Plan and Elevations

Image taken from Asher Planning Ltd. Design & Access Statement for 14 Belsize Park.