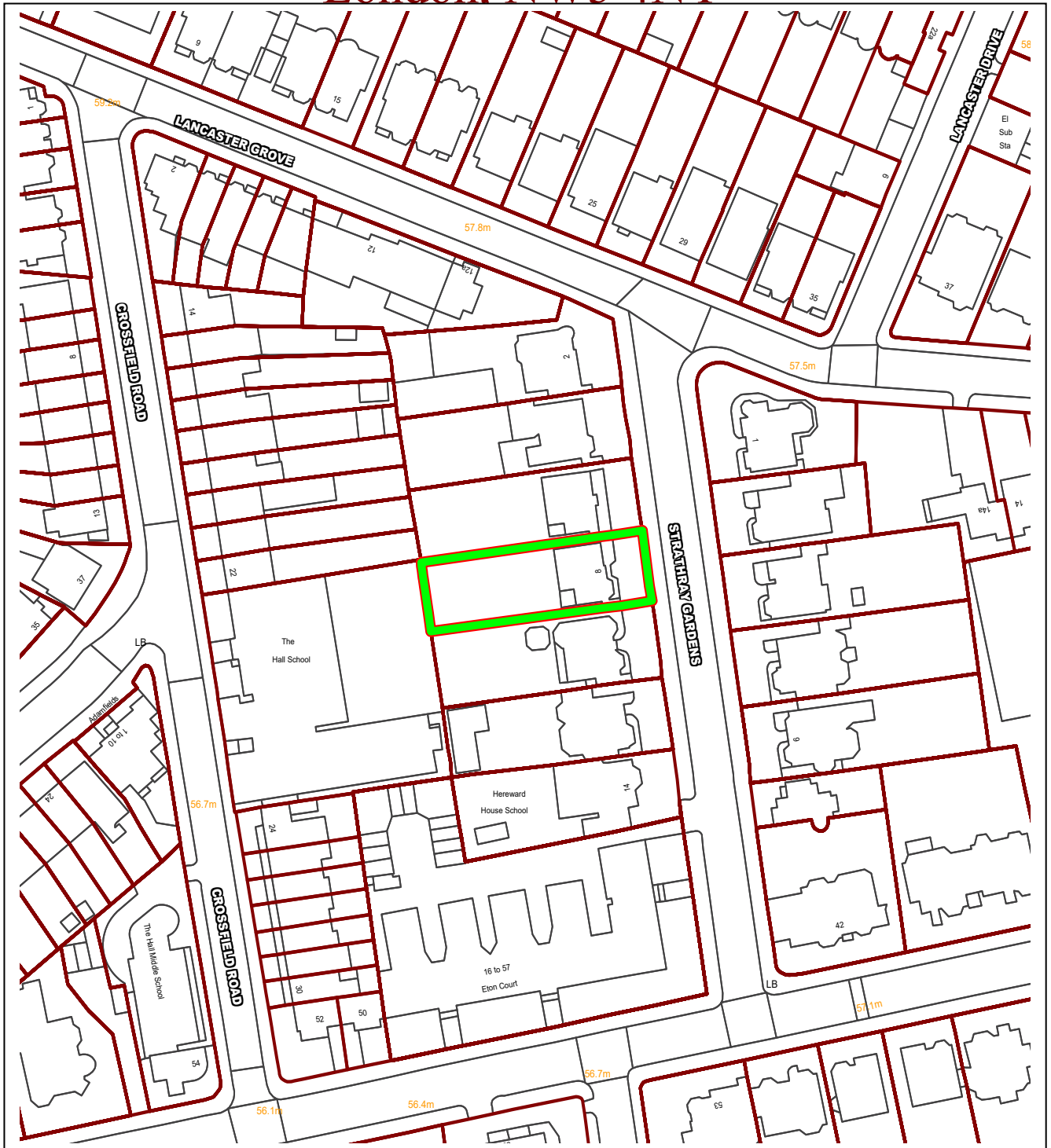


2021/3813/P – 8, Strathray Gardens, London, NW3 4NY



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Photos for 2021/3813/P – 8, Strathray Gardens, London, NW3 4NY

1. Photo showing the rear elevation of site and other neighbours with bay windows and stepped elevation



2. Photo showing front elevation, step back and existing door design

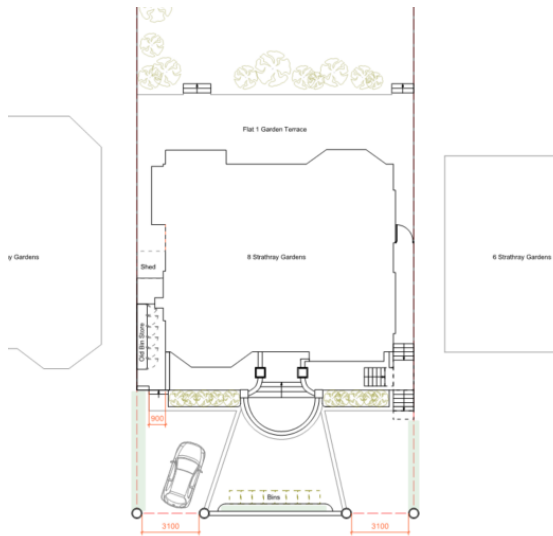


3. Photo from neighbour showing proximity of building

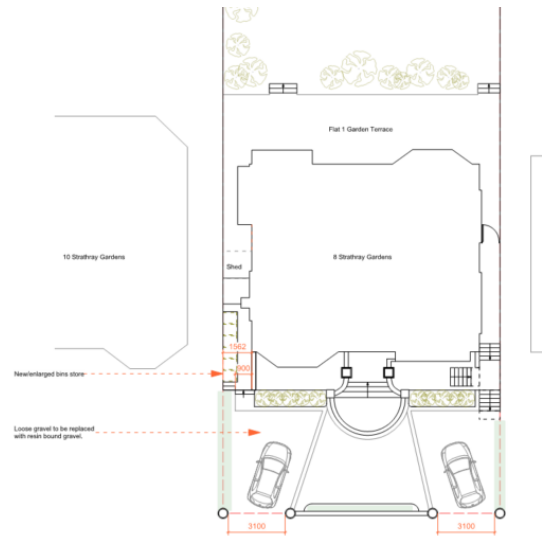


4. Plans and Elevations

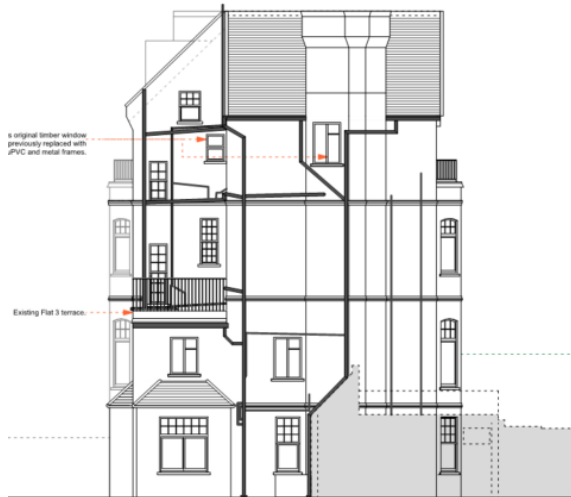




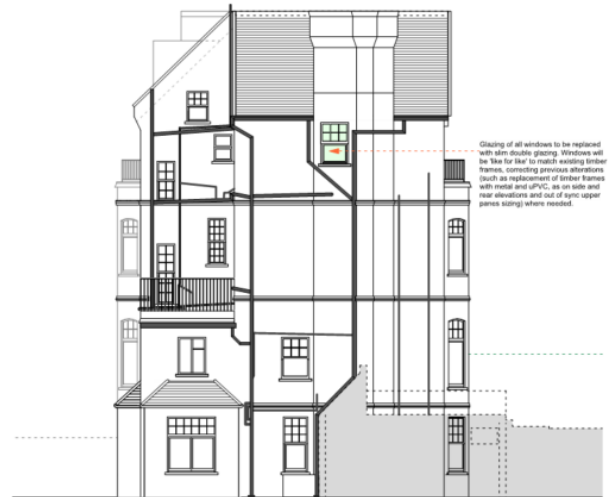
Existing Site Plan



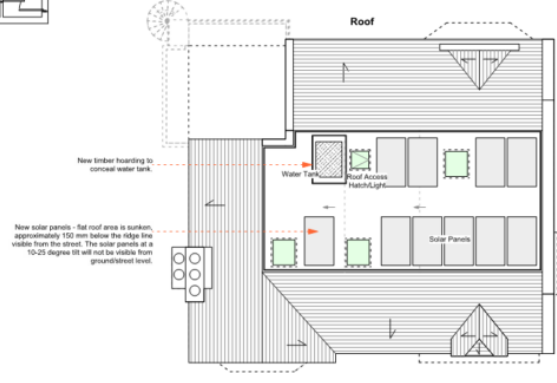
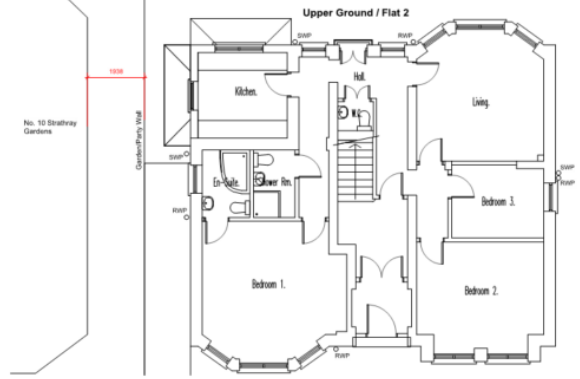
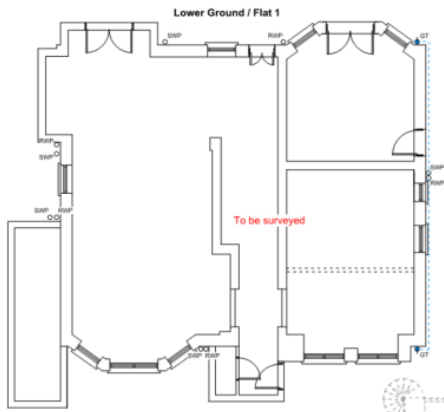
Proposed Site Plan



Existing South East Elevation



Proposed South East Elevation



No. 10 Strathway Gardens

Ground Floor Wall

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	24/10/21
				Consultation Expiry Date:	21/10/21
Officer			Application Number(s)		
Ewan Campbell			2021/3813/P		
Application Address			Drawing Numbers		
8 Strathray Gardens London NW3 4NY			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of rooflights, solar panels and water tank enclosure on main roof. Elevational alterations including new circular window in front gable and replacement timber framed double glazed windows to all elevations. Alterations to bin store at side of site, restoration of front door and provision of new bonded gravel surface at front.					
Recommendation(s):		Grant Conditional Planning Permission			
Application Type:		Full Planning Permission			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
		No. of responses	07	No. of objections	04
Neighbour Comments		<p>A press notice was published on 30/09/21 that expired on 24/10/21 and site notices were displayed on 29/09/21 that expired on 23/10/21.</p> <p>Three objections from the addresses below:</p> <p>Flat 1, 10, Strathray Gardens, London, NW3 4NY Flat 2, 10, Strathray Gardens, London, NW3 4NY Flat 3, 10, Strathray Gardens, London, NW3 4NY</p> <p>Concerns include:</p> <ul style="list-style-type: none"> - Balcony will destroy symmetry and impact character of property - First floor balcony's effect on privacy and potential noise intrusion. Terrace is big enough for large amount of people and noise. - Would set precedent for further development which is not in keeping with Conservation Area - Increasing light pollution 			

Officer comments: The objections all relate to the original proposals to form a roof terrace and a rear/side balcony for the upper ground floor flat. These elements have been omitted from the application (see 'Proposal' below) and the objections are no longer relevant to the revised proposals.

Two comments in support received. Comments include:

- Sympathetic, appropriate design/alterations
- Improved energy efficiency; solar panels are eco friendly

Belsize Park CAAC

Upon consultation and amendment of the plans the Belsize Conservation Area Advisory committee (CAAC) removed their objection to the proposal.

Site Description

The site is located on the west side of Strathray Gardens within the Belsize Conservation Area. The street is characterized by large red/yellow brick period houses with red tiled roofs, bays, dormers and traditional windows which have in many cases, been converted into flats. The property itself is a positive contributor in the Conservation area. It is 5 storeys in height with red brick walls and red clay tiled roof. The main features include a front gable with timber boards and rears bays. It has a red tiled pitched roof at the front and back, with a flat central part. The building is in use as flats.

Relevant History

Relevant planning decisions at the application site:
N/A

National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan 2017

Policy A1 Managing the impact of development
Policy D1 Design
Policy D2 Heritage

Camden Planning Guidance (CPG)

CPG Design (January 2021)
CPG Amenity (January 2021)
CPG Home Improvements (January 2021)

Belsize Conservation Area Statement (CAS) (2003)

Assessment

1 PROPOSAL

1.1 The application proposes the following works:

- Installation of rooflights, solar panels and water tank enclosure on main roof.
- Elevational alterations including new circular window in front gable and replacement timber framed double glazed windows to all elevations.
- Alterations to the bin store at side of site – the bin store is to be widened and extended – behind a low level brick wall)
- Restoration of front door – the door is to be painted black and two side lights fitted
- Provision of new bonded gravel surface at front

1.2 Revisions during the course of the application

When the application was submitted railings were proposed on the edges of the flat part of the main roof. Also, a spiral staircase was proposed at the side/rear to give access to a balcony with glazed doors for the upper ground floor flat. However, following concerns raised in relation to the effects on the appearance of the building and the Conservation Area and the privacy of adjoining occupiers, these elements were omitted from the proposal.

2 Assessment

2.1 The material considerations for this application are as follows:

- Design and Heritage
- Amenity

2.2 Design and Heritage

2.2.1 Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

2.2.2 The application site is located within Belsize Park Conservation area and is identified as a positive contributor to the character and appearance of the Conservation area. It is also labelled as a dominant character area. The property is an attractive period property, dating from the late 19th century. The properties in the street are listed as Queen Anne Style but with Arts and Crafts influences.

2.2.3 CPG 'Design' states that 'good design should respond appropriately to the existing context by ensuring the scale of the proposal overall integrates well with the surrounding area, carefully responding to the scale, massing and height of adjoining buildings, the general pattern of heights in the surrounding area, and positively integrating with and enhancing the character, history, archaeology and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views, vistas and landmarks.'

2.2.4. On the front elevation the windows are being replaced with like-for-like timber framed windows which are sympathetic to the area and building itself. The introduction of the small Oriel window does in the front gable would not adversely impact on the character of the building. The restoration of the front door, including it being painted black and two side lights installed would also preserve the appearance of the building. The alterations to the flat, central part of the main roof (rooflights, solar

panel and water tank enclosure) would not affect the appearance of the building or harm the character or appearance of the Conservation Area. There would be no new additions above the rooflines and no additional structures would be visible in the public domain.

2.2.5 The railings which were originally proposed on the roof and the balcony, staircase and proposed French doors element were considered to have a negative impact on the building in terms of character and they would also have resulted in overlooking and a loss of privacy for the occupants at no.10. These elements have now been removed and as such, the CAAC objection is no longer relevant.

2.2.6 On the proposed north west elevation the windows will be replaced with timber framed windows and therefore the character of the building will be improved. The new and enlarged bin store would also not adversely impact on the character or appearance of the building.

2.2.7 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.

2.2.8 As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021

2.3 Amenity

2.3.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook and implications on daylight and sunlight. This is supported by CPG Amenity.

2.3.2 In terms of amenity, the proposal only includes alterations and no extensions and so it would not have any impacts on the light or outlook of any neighbouring properties. No new windows are proposed in the elevations so there would be no new overlooking of any adjoining sites. The additions at roof level and the enlarged bin store would not impact upon the light, privacy or outlook of any neighbouring rooms or gardens.

2.3.3 It is concluded that the proposals would not have an undue adverse impacts on the amenity of any occupiers of any neighbouring properties in accordance with policy A1 of the Camden Local Plan.

3 **RECOMMENDATION**

3.1 Grant conditional planning 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 20th December 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 and search for 'Members Briefing'.

Application ref: 2021/3813/P
Contact: Ewan Campbell
Tel: 020 7974
Email: Ewan.Campbell@camden.gov.uk
Date: 14 December 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
www.camden.gov.uk

KA-Studio
4 Castlegowan Drive
Belfast
BT5 7WJ
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**8 Strathray Gardens
London
NW3 4NY**

DECISION

Proposal:

Installation of rooflights, solar panels and water tank enclosure on main roof. Elevational alterations including new circular window in front gable and replacement timber framed double glazed windows to all elevations. Alterations to bin store at side of site, restoration of front door and provision of new bonded gravel surface at front.

Drawing Nos: No.8 SG - P - EE 001 B, No.8 SG - P - EE 002 A, No.8 SG - P - EE 003 A, No.8 SG - P - EE 004 A, No.8 SG - P - FP 001 A and No.8 SG - P - SP 001 A

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 this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans No.8 SG - P - EE 001 B, No.8 SG - P - EE 002 A, No.8 SG - P - EE 003 A, No.8 SG - P - EE 004 A, No.8 SG - P - FP 001 A and No.8 SG - P - SP 001 A

Reason:

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

- 3 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.

DRAFT

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) 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)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2021.

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