



## Planning Statement

Proposed Roof Extension  
No. 5 Belsize Park Mews, Camden  
November 2021

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# 1. Introduction

## 1.1 Purpose of the Statement

This statement has been prepared to support the amended householder planning application with regard to a proposed roof extension and external works to rear and front elevations to No. 5 Belsize Park Mews in Camden. The proposal comprises a roof extension to a two-storey mews house. The previous planning applications are 2021/0706/P and 2021/3864/P.

The purpose of this statement is to consider the planning context, including relevant national and local plan policies, insofar as they relate to the proposed development. These comprise:

- National Planning Policy Framework, updated July 2021 (NPPF)
- London Plan (adopted 2021)
- Camden Local Plan (adopted July 2017)
- Belsize Conservation Area Statement (2003)
- Camden Planning Guidance CPG: Amenity (adopted January 2021)
- Camden Planning Guidance CPG: Design (adopted January 2021)
- Camden Planning Guidance CPG: Home Improvements (adopted January 2021)

Against this policy context, the report considers whether the **revised** scheme represents appropriate and sustainable development.

## 1.3 Authorship

This report has been prepared by Hannah Barter BA (Hons) & Dip (T&CP), MAUD, MRTPI.

## 2. Site and Context

### 2.1 Site

The property forms part of Belsize Park Mews. No5 is located on the northern side of the mews development and is part of a terrace of properties. The site lies within the Belsize Character Area, identified in the Belsize Conservation Area Statement.

The properties within the mews are typically two-storey with a roof extension or three-storey. No5 is the only property on the northern side not to have developed the roof space. Other properties have additional floors, some set-back, and or roof terrace spaces. There is a clear precedent for this form, scale and type of development within the mews.

### 2.2 Context

This is a revised householder application to create additional habitable space to an existing dwelling, following on from the previous applications 2021/0706/P and 2021/3864/P. Increased homeworking and changing live-work patterns have created an even greater need for flexible space within homes.

This application seeks to create a similar form, scale and type of development to that already undertaken for other properties within the mews.

This application has been revised to positively respond to previous officer comments, relating specifically to:

- Extension in terms of the scale, siting and detailed design, harming the character and appearance of the host property, contrary to policies D1 and D2 of the adopted Local Plan;
- Loss of light to properties in Belsize Crescent contrary to policy A1 of the adopted Local Plan;
- Redesigning the proposed front and rear ground floor windows to ensure they are not visually obtrusive and incongruous;
- Remove access to the rear roof terrace to ensure no potential overlooking and loss of privacy to 4 Belsize Park Mews; and
- Removal of rear ground floor windows to ensure there is no sense of overlooking, loss of privacy or potential noise disturbance from the dining room.

For clarity these are dealt with specifically in this planning statement.

It is also noted there were a number of representations made in response to the previous applications. Whilst some of these supported the scheme where material considerations were raised in objection these have been addressed through the revised application.

## 3. Planning Policy and Guidance

### 3.1 National Planning Policy and Guidance

The National Planning Policy Framework 2021 (NPPF) is a material consideration in the determination of the application. At the heart of the NPPF is the ‘presumption in favour of sustainable development’ (paragraph 10). For decision-taking this means approving development where it accords with the development plan or where there are no relevant development plan policies or where the policies which are most important for determining the application are out-of-date, granting permission unless adverse impacts would significantly and demonstrably outweigh the benefits.

Housing development is a key component of economic growth. Whilst this proposal does not propose a new dwelling it does enable through a modest extension creating additional habitable space and allowing flexible working practice (live-work).

The following chapters of the NPPF have also been considered.

#### Making Effective Use of Land

Paragraph 120 (e) states that decisions should:

*“support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.”*

The development proposal specifically meets the policy objective of paragraph 120 (e) by virtue of:

- uses the airspace above the existing residential property to create flexible living accommodation;
- designed to appear subordinate whilst also respecting the prevailing height and form of other properties on the northern side of the mews, reflecting the overall streetscene; and
- complementing and maintaining the existing urban form of neighbouring properties and the overall appearance of the streetscene, whilst providing additional residential accommodation.

## Achieving Well-designed Places

Paragraph 126 makes clear that in creating high quality places being clear about the design expectations, how these will be tested is essential. So too is effective engagement between the applicant, local planning authorities and community.

The applicant has held a virtual meeting with two residents during the process of the previous application to discuss the design proposals, taking them through the householder application and explaining or clarifying any issues they raised. Both individuals made representations on the latest submission, all material considerations have been positively addressed.

This demonstrates the commitment of the applicant to inform and revise the scheme to address material considerations that are raised.

Paragraph 130 makes clear that decisions should ensure developments:

*“a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);”*

The applicant had also contacted neighbours to the rear at Belsize Crescent who were previously concerned about loss of light and shared the revised proposals and specialist report for comment by their appointed surveyor. D2H has attempted to make contact with conservation officers and the previous case officer to discuss the revised proposal before preparing both revised applications.

The revised proposal positively meets the criteria (a-c) in paragraph 130 by creating a well-designed development, sympathetic to the character of the area, by virtue of the siting, scale and materials proposed. The proposed development makes use of the existing roof and reinforces the design characteristics. Sympathetic and innovative design solutions are incorporated to enhance the appearance and functional use of the existing house to create additional accommodation without compromising natural light into existing rooms and spaces.

## Conserving and Enhancing the Historic Environment

The Paragraph 194 states:

*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*

Paragraph 202 of the NPPF states:

*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

Planning Practice Guidance states:

*Applicants are expected to describe in their application the significance of any heritage assets affected, including any contribution made by their setting ... In doing so, applicants should include analysis of the significance of the asset and its setting, and, where relevant, how this has informed the development of the proposals. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on its significance.*

The heritage statement has been prepared to meet the requirements of Planning Practice Guidance and assist in the application off NPPF heritage policies.

The statement concludes that there is no harm caused by the proposed extension, and certainly not substantial harm within the context of Paragraph 202.

## 3.2 Local Policy

### London Plan 2021

The London Plan includes Design policies in Chapter 3.

Policy D4 Delivering good design states:

*“The design quality of development should be retained through to completion by:*

*1) ensuring maximum detail appropriate for the design stage is provided to avoid the need for later design amendments and to ensure scheme quality is not adversely affected by later decisions on construction, materials, landscaping details or minor alterations to layout or form of the development.”*

The proposal positively addresses this criterion. This is demonstrated through the detailed plans, sections and elevations together with supporting statements. Similarly the proposed materials and detailing are all clearly marked on the plans submitted.

Policy D5 Inclusive Design encourages new development too:

*“provide high quality people focused spaces that are designed to facilitate social interaction and inclusion.”*

Currently the roof is only accessible via a roof ladder. The proposed development will create a roof terrace similar to other properties in the mews. For the avoidance of doubt access from the roof terrace can only be made to the front elevation of the property. With low boundary treatments and open balustrade to the front there will be opportunity to facilitate social interaction with neighbours and provide natural surveillance onto the street.

There is no access to the rear from the roof extension to protect the amenity of the occupants of 4 Belsize Park Mews.

The London Plan includes Heritage policies in Chapter 7.

Policy HC1(c) states:

*“Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings.”*

The wording of the policy is a little imprecise, but essentially it reflects national policy requirements. The heritage statement deals with this in more details.

## Camden Local Plan 2017

Policy A1 Managing the impact of development protects the amenity of occupiers and neighbours. The policy lists the factors that will be considered in accessing any development proposal. The proposed development meets the criteria as demonstrated in the following analysis. It clearly complies with Policy A1.

Camden Local Plan Policy	Proposed Design
<b>Policy A1 Managing the impact of development (factors to be considered)</b>	
e. visual privacy, outlook;	<p>The proposal reflects the form, scale and type of similar developments in Belsize Park Mews, including at No. 2. The proposed development has been carefully sited, so it is not prominent from the streetscene.</p> <p>The design responds positively to protect visual amenity, privacy and outlook through:</p> <ul style="list-style-type: none"> <li>• The set back of the roof extension;</li> </ul>



	<ul style="list-style-type: none"> <li>• Orientation of windows and applying obscure glaze where appropriate to further protect amenity;</li> <li>• Removal of windows on rear ground floor elevation; and</li> <li>• Removal of access to the rear of the roof extension protecting the amenity, including the replacement of a door to a window to protect the amenity of No 4 Belsize Park Mews.</li> </ul>
f. sunlight, daylight and overshadowing;	<p>The daylight, sunlight and overshadowing results have confirmed that the appropriate tests carried out for the neighbouring locations would meet BRE's criteria or recommended guidance as well as the Planning Policy A1.</p> <p>As demonstrated in the separate assessment the following conclusions are:</p> <p>Sunlight: There is no adverse.</p> <p>Daylight: There is no adverse impact to neighbouring properties. At 4 Belsize Park Mews it concluded that the VSC result would be indiscernible to the occupant and should not be considered an adverse effect. More importantly, the DD calculation provides a more comprehensive result for the daylight received by the bedroom, and it achieves BRE's criteria despite its awkward location. Overall, a very good set of results have been achieved.</p> <p>Overshadowing: There would be no change to the sunlight received by the garden for 5 Belsize Crescent. Therefore, BRE's criteria would be fully satisfied and there would be no adverse effect.</p> <p>In summary, the scheme has been designed to achieve BRE's criteria and policy A1 in the Local Plan.</p>
g. artificial lighting levels;	Not applicable
h. transport impacts, including the use of Transport Assessments, Travel Plans and Delivery and Servicing Management Plans;	Not applicable
i. impacts of the construction phase, including the use of Construction Management Plans;	Not applicable

j. noise and vibration levels;	Not applicable
k. odour, fumes and dust;	Not applicable
l. microclimate;	The roof terrace provides external amenity space. The proposal will enable greater natural ventilation and increased natural light within the property.
m. contaminated land;	Not applicable
n. impact upon water and wastewater infrastructure.	There is no perceived increase on infrastructure capacity. The design includes rainwater harvesting and SuDs within the roof terrace as a positive contribution to water management.

Policy D1 Design deals with various aspects of design, context and character and cross references to Policy D2 Heritage.

Paragraph 7.2 adds more detail for extensions, referring to:

*“the character and proportions of the existing building, where alterations and extensions are proposed”.*

Policy D2 Heritage includes specific requirements for conservation areas:

*“In order to maintain the character of Camden’s conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas... The Council will: e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area”.*

The proposed extension preserves the character of the area, as demonstrated in the following analysis. It clearly complies with Policies D1 and D2.

Camden Local Plan Policy	Proposed Design
<b>Policy D1 Design</b>	
a. respects local context and character;	The proposal reflects the form, scale and type of similar developments in Belsize Park Mews, including at No. 2. The proposed development has been carefully sited so it is not prominent from the streetscene. The design responds positively to the local context and character of properties.  The extension complements and is not detrimental to the form and character of the existing building or wider terrace.
b. preserves or enhances the historic environment and heritage assets in	The extension complements and is not detrimental to the form and character of the existing building or wider terrace.

accordance with Policy D2 Heritage;	There are no properties on this northern side of the mews identified as either listed or as making a positive contribution to the conservation area.
c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;	<p>The proposed roof terrace includes a rainwater harvesting system that feeds the new planting scheme contributing potentially to biodiversity net gain.</p> <p>The retention of light wells enable natural light to penetrate the building. Where appropriate and not detrimental to amenity, windows will open to allow for natural ventilation.</p> <p>Light grey render to the south elevation will reduce solar glare to adjacent properties in the mews. On the rear elevation white reflective painted render will reflect light into the private garden space of properties to the rear from this elevation.</p>
d. is of sustainable and durable construction and adaptable to different activities and land uses;	The additional space created in the roof extension provides additional accommodation and enable more flexible live-work patterns.
e. comprises details and materials that are of high quality and complement the local character;	<p>The details and materials reflect the local pallet of materials and character of the area.</p> <p>It is noted in previous applications the officer has not objected to the proposed materials and therefore these remain the same as before. The only proposed detailing that has changed is the introduction of a wooden panel section on the front ground floor, to mirror the design of no 17 Belsize Park Mews.</p>
f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;	<p>This is the only remaining property on the northern side of the mews not to have developed the roof space in some form.</p> <p>The proposed works to the front elevation, improve the appearance of the property, positively contributing to the streetscene.</p>
g. is inclusive and accessible for all;	Not applicable to application.
h. promotes health;	Access to outside amenity space has become particularly prevalent and its contribution to positive mental health.

i. is secure and designed to minimise crime and antisocial behaviour;	The roof terrace provides natural surveillance onto the street.
j. responds to natural features and preserves gardens and other open space;	There is no existing garden or natural features. The proposal creates new external space, including for planting.
k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,	The proposal maximises the opportunity to provide a high-quality natural environment on a small-scale through an integrated rainwater harvesting system on the roof terrace.
l. incorporates outdoor amenity space;	The proposed development creates amenity space in the form of a roof terrace.
m. preserves strategic and local views;	The proposed development is not visible from the street and therefore not considered to have a detrimental impact on the streetscene.
n. for housing, provides a high standard of accommodation; and	The proposed development improves the standard of accommodation.
o. carefully integrates building services equipment.	The proposal includes a rainwater harvesting system integrated into the planters.
Tall Buildings	Not applicable to application
Public Art	Not applicable to application
Excellence in Design	There is an established significant precedent for this scale, form and design of development.
<b>Policy D2 Heritage</b>	
Designated Heritage Assets	The property is within a designated Conservation Area.
Conservation Areas The Council will: e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;	<p>The extension preserves and enhances the character and appearance of the Conservation Area, it is not detrimental.</p> <p>The extension would not be prominent and compliments similar, previous extensions to other properties.</p>
Conservation Areas	There is no proposed total or substantial demolition.

The Council will: f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area.	
Conservation Areas The Council will: g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and	Not applicable to application
Conservation Areas The Council will: h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.	Not applicable to application
Listed Buildings	There are no listed buildings adjacent or adjoining the proposed development.
Archaeology	There are no identified archaeological sites within the proposed development.
Other Heritage Assets and Non-designated Heritage Assets	There are no designated or non-designated heritage assets adjacent or adjoining the proposed development.

### Belsize Conservation Area Statement 2003

The Belsize Conservation Area Statement dates from April 2003. This indicates that the Conservation Area was designated in 1973, with the part of the area containing Belsize Park Mews being added in 1988.

The application property is located within the second of six sub-areas, as follows:

*Belsize Village (incorporating Belsize Lane and the mews areas to the north, Belsize Crescent and Belsize Terrace).*

The only property identified as a contributor to the character of the area is Belsize Park Mews No. 2. This list appears to be based on architectural merit of properties, rather than considering townscape or spatial contribution to character.

The property is outside of the archaeological priority area indicated in the Belsize Conservation Area Statement.

The statement includes guidance for extensions, including roof extensions. BE26 states:

*Planning permission is required for extensions and alterations at roof level. Roof extensions and alterations, which change the shape and form of the roof, can have a harmful impact on the Conservation Area and are unlikely to be acceptable where:*

- *It would be detrimental to the form and character of the existing building*
- *The property forms part of a group or terrace which remains largely, but not completely unimpaired*
- *The property forms part of a symmetrical composition, the balance of which would be upset*
- *The roof is prominent, particularly in long views*

In applying these principles to the proposed extension, the following analysis will demonstrate that:

- The extension complements and is not detrimental to the form and character of the existing building or wider terrace;
- The extension would not be prominent and complements similar, previous extensions to other properties.

Furthermore, this property forms part of the northern terrace in Belsize Park Mews. No properties on this northern side are identified as either listed or as making a positive contribution to the conservation area.

## Camden Planning Guidance CPG: Amenity 2021

The guidance sets out standards for amenity in Camden. Particular relevance to this application includes:

- Overlooking, privacy and outlook; and
- Daylight and sunlight.

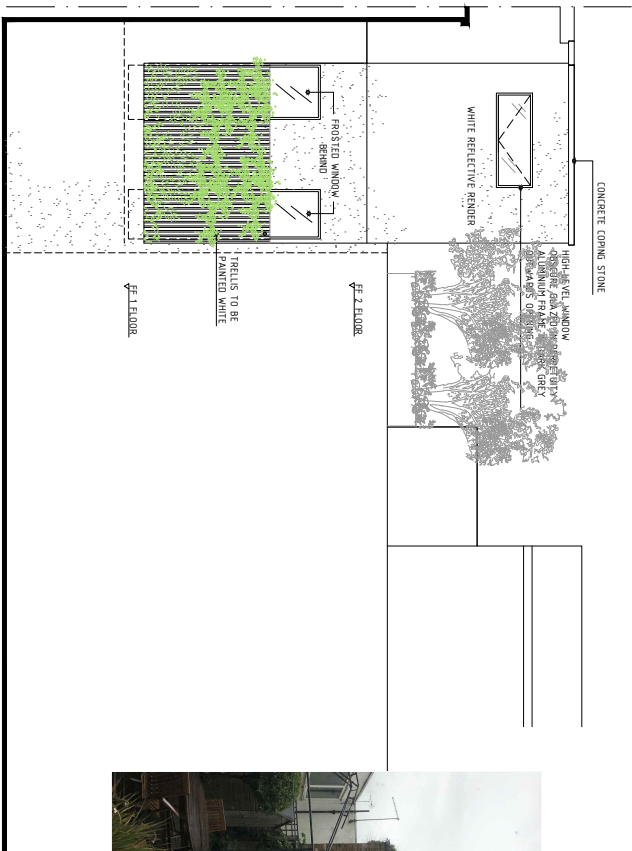
Previous applications attracted representations relating overlooking, privacy and outlook to the rear of the site in Belsize Crescent. The case officer raised concerns relating to overlooking and potential loss of light.

The proposed scheme responds positively, informed by the technical report and subsequent assessment of the final design proposal. The report confirms that there is no loss of natural light from the revised scheme. The proposed white reflective painted render to the rear elevation would enhance the natural light. Furthermore, the proposal meets the criteria of policy A1 in the local plan as previously explained.

The proposed additional windows have been positioned to avoid external views over neighbouring properties, some windows are also shown as obscure glaze to further protect the amenity of residents and neighbouring properties. There are no windows on the rear ground floor.

The following plan illustrates the proposed rear elevation, which would be visible to the adjoining neighbour in Belsize Crescent.

9.N



FF 6 FLOOR  
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Overall, the revised scheme protects the privacy of the neighbouring properties and includes detailed mitigation measures to avoid overlooking. This includes ensuring no access to the rear of the roof terrace, adjacent to No 4 Belsize Park Mews.

With regard to daylight and amenity, the scheme has been revised and reduced to ensure there is no adverse impact.

### Camden Planning Guidance CPG: Design 2021

As previously set out in this section the revised proposal has taken account of the key design characteristics identified in the guidance. In particular:

- Context;
- Height;
- Orientation;
- Scale and massing;
- Siting;
- Functionality and layout;
- Detailing; and
- Materials.

### Camden Planning Guidance CPG: Home Improvements 2021

The guidance includes many aspects that are covered by the national and local plan policies, previously addressed in this section.

In addition, the guidance makes clear that there are four key elements to consider when preparing to create a roof extension. These are:

*“ The existing roof form and any previous extensions to it;  
The roof visibility and prominence in relation to gardens, streetscene and wider area, considering land topography;*

*The pattern of development of neighbouring buildings to include historic extensions and new types of development;*

*Other roof extensions present at the neighbouring buildings which obtained permission through planning application or permitted development.”*

The application responds positively to the policy. The proposed extension has been set-back so that it has limited visibility from Belsize Park Mews and minimal impact on the streetscene. It reflects the pattern of development on the northern side of the mews, reflecting the scale, massing and type of roof extensions to other properties in the mews (which have previously been granted planning permission).

## 4. The Development

### 4.1 Design

The overall design is simple in form and approach, using the established materials palette within Belsize Park Mews. Great care has been given to the detail of both the roof extension and associated works to the existing front and rear elevations.

The replacement aluminium grey windows, together with light grey render on the front elevation will improve the appearance of the property. On officer recommendation the scheme also include timber panelled sections on the ground floor front elevation to punctuate the façade as shown at No17 Belsize Park Mews.

On the rear elevation the new painted render of white will reflect any natural light both into the property and neighbouring properties to the rear in Belsize Crescent. In order to further protect neighbour amenity, the existing trellis has been extended to screen the rear of the property. As shown on the plans this is a vertical angled design that does not allow any view through the trellis. The section also demonstrates that its height would not allow overlooking into the garden of the property to the rear.

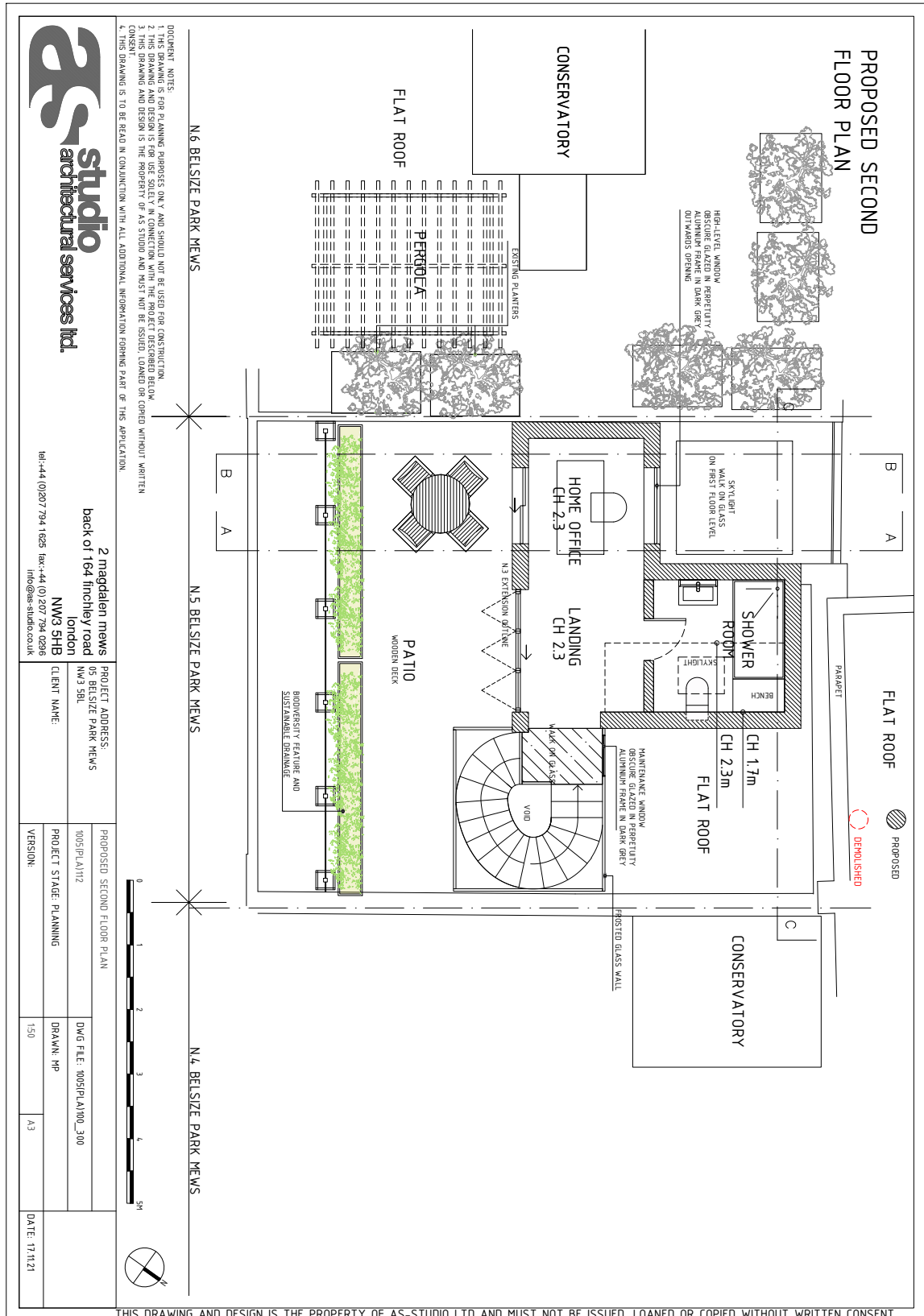
The roof extension element has been revised, including a reduction in scale and siting to ensure the proposed development is not visible from the streetscene and to address amenity issues identified. It also includes removing a previously proposed door to access the rear of the roof terrace. This has been altered to a fixed obscure glazed window.

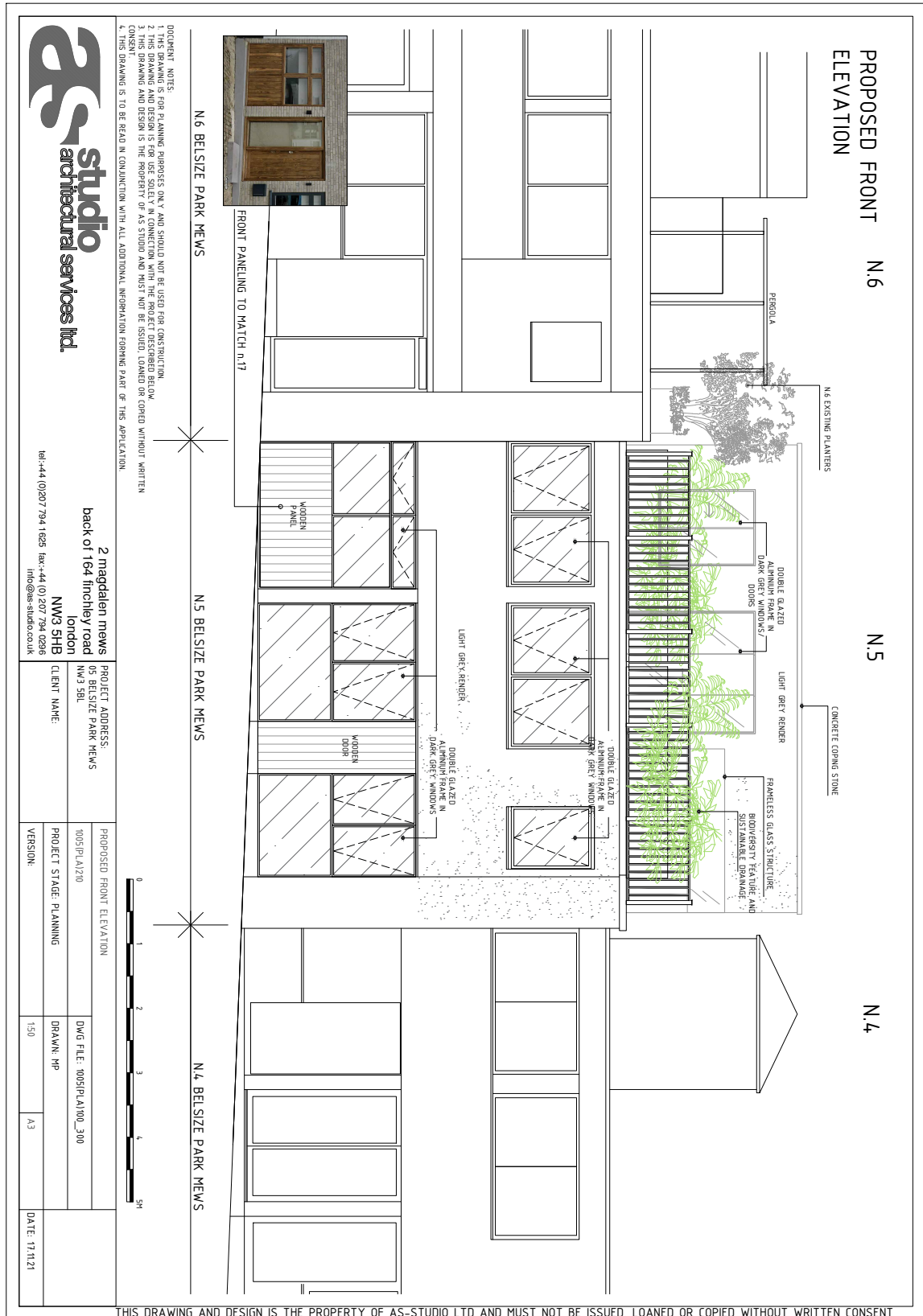
The following second floor plan and front elevation plan illustrate the degree of set-back of the front of the extension, relative to the existing front elevation of the property and wider terrace.

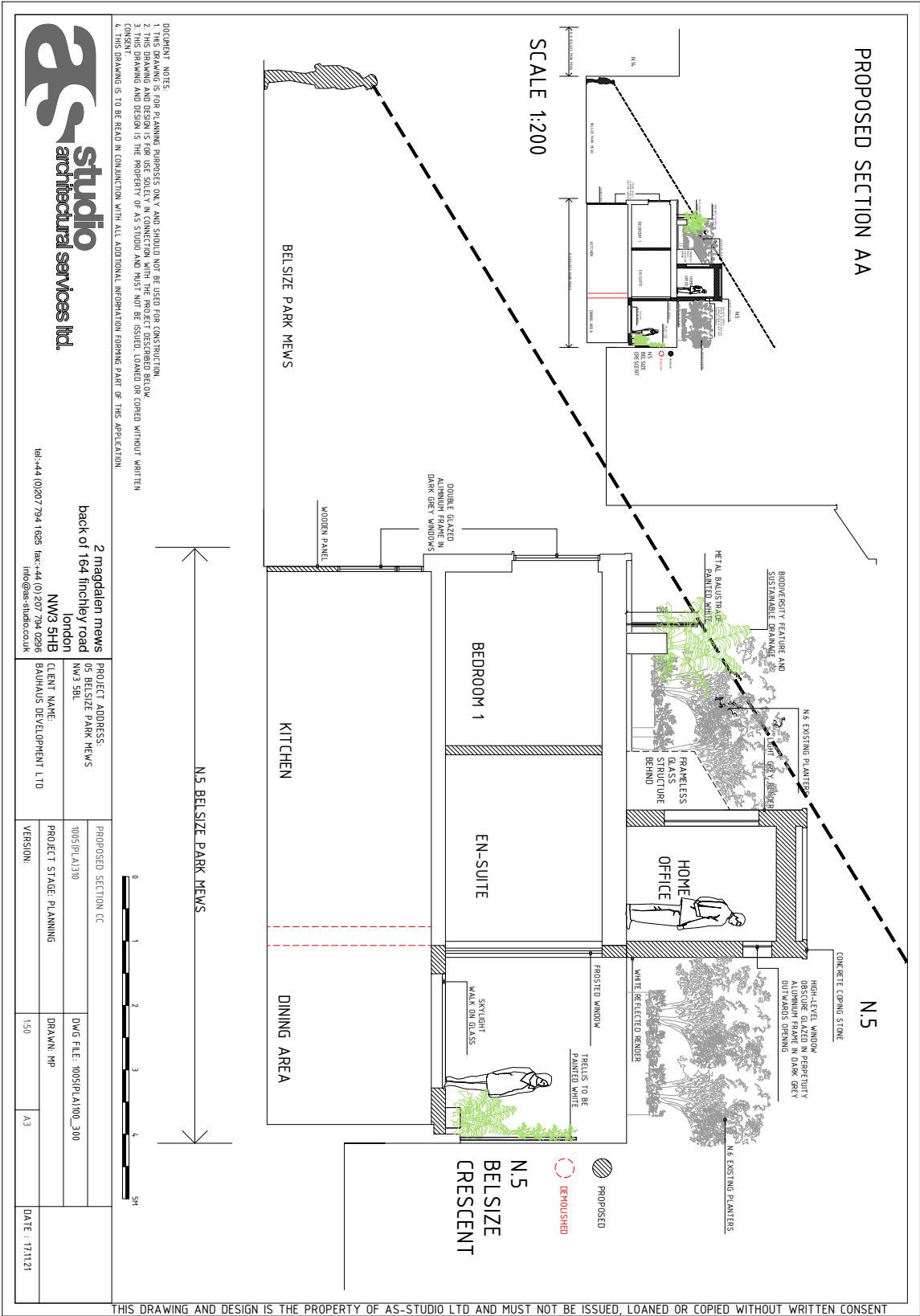
The sectional plan illustrates the degree of visibility of the proposed extension, viewed from street level.

The selection of CGI images provide context, translating the plans into 3D to provide an indication of how the scale, massing and siting of the proposed extension and work to the elevations will appear once complete.

The annotated site photos provide context for the existing development.

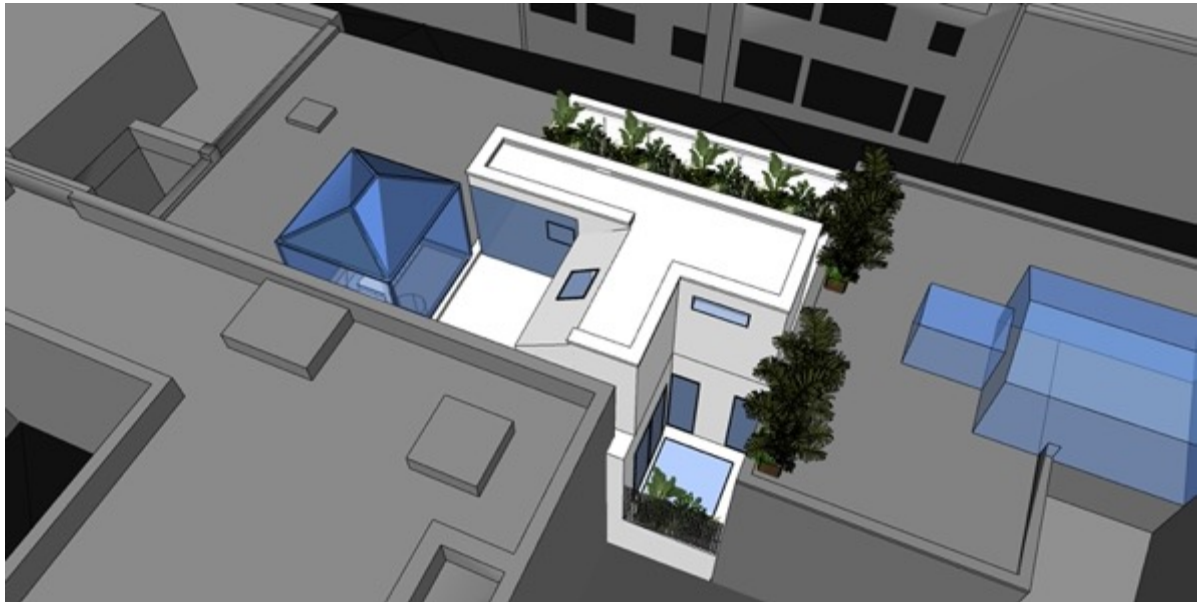








View of roof terrace



Ariel view of roof terrace



Ariel view of roof terrace



Image of massing and scale in context to surrounding development.





No. 5 Belsize Park Mews, front elevation to be enhanced through replacement aluminum windows, wooden door, timber paneling section and painted light grey render.





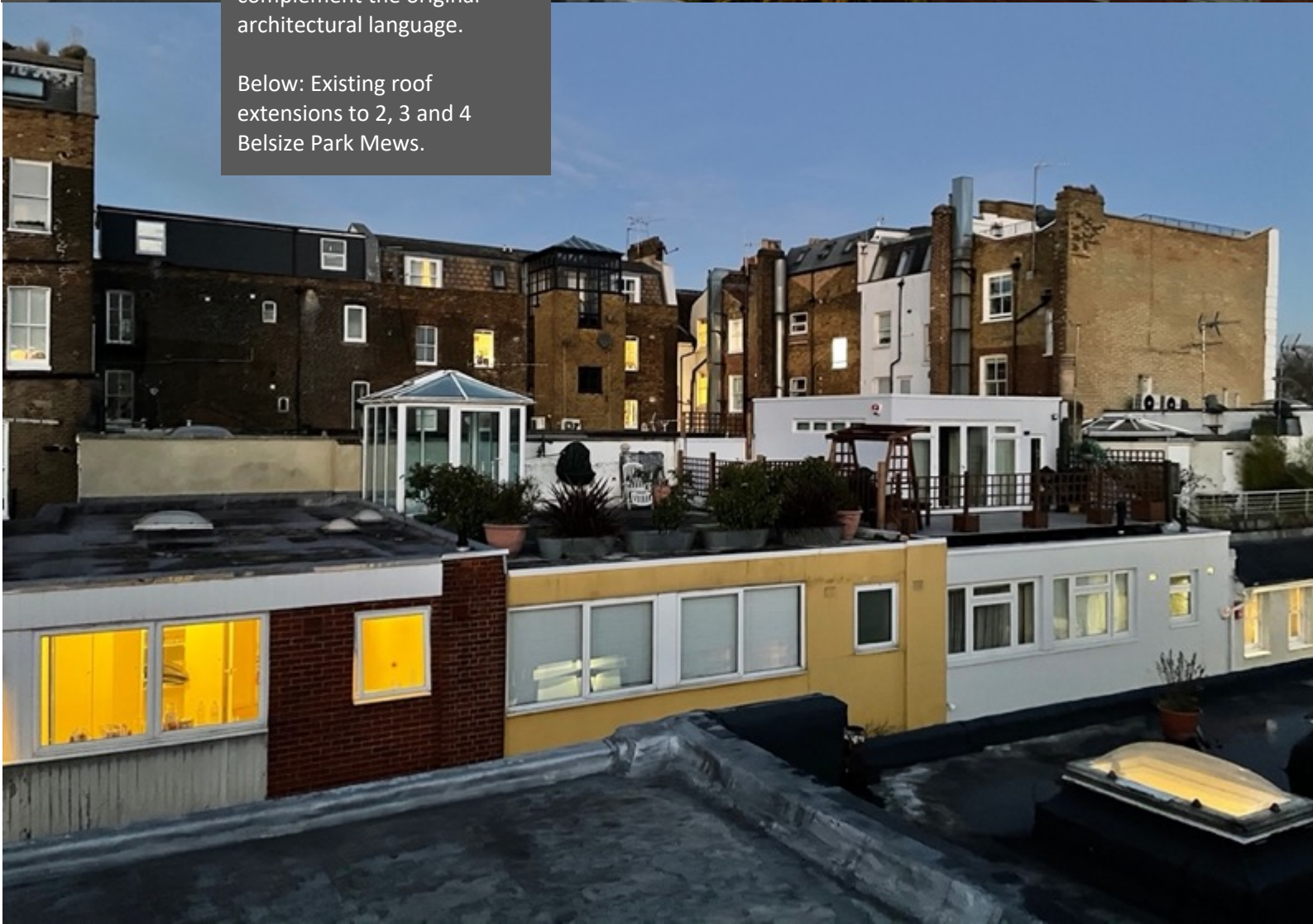
Belsize Park Mews. No. 5 forms part of a terrace. The mews is enclosed and defined by terraced frontages. Note that the proposed development would not be visible from the road.







Above: No. 9 Belsize Park Mews has been extended to 3 storeys. To the right, the pitched roof extension fails to complement the original architectural language.



Below: Existing roof extensions to 2, 3 and 4 Belsize Park Mews.

## 4.2 Highway Safety and Accessibility

The site is an established residential dwelling forming part of the mews. There are no plans to reduce any of the on-site parking or garage space with this development proposal. Any additional vehicle movements associated with the extension are minimal and not considered to have a detrimental impact on highway safety.

## 4.3 Sustainable Development

The NPPF provides for a presumption in favour of sustainable development which fulfils the economic, social and environmental roles. The 'presumption' states that proposals according with the development plan should be approved without delay.

The development proposal is for a roof extension to an existing dwelling and has been sensitively designed not to overly dominate the existing dwelling or appear as overdevelopment of the plot. The precedent for this scale, form and type of development is already established within Belsize Park Mews.

The benefits of this appropriately sized extension enable a multi-generational occupancy and create a flexible home that adapts to the changing needs of the residents. The proposal conforms to both national and local planning policy and comprises sustainable development. The scheme should be supported and welcomed by the local planning authority and planning permission should be granted.

## 5. Conclusion

### 5.1 Consideration of the Scheme

In summary the proposed householder application has been revised to address the objections raised with the previous applications reference 2021/0706/P and 2021/3864/P.

As demonstrated within this planning statement, together with the heritage statement this proposed development is appropriate in terms of scale and detailed design. It has been revised to eliminate all loss of light or amenity issues to properties in Belsize Crescent and Belsize Park Mews, making a positive contribution through elevational improvements.

This householder application conforms to both national and local planning policy, and comprises sustainable development. The scheme should be supported and welcomed by the local planning authority and planning permission should be granted.

## 6. Contact



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