

# 30 THURLOW ROAD, NW3

## DESIGN + ACCESS STATEMENT

TO ACCOMPANY THE APPLICATION FOR PLANNING APPROVAL FOR  
THE PROPOSED UNIFICATION OF THE EXISTING FLATS AT LOWER AND UPPER GROUND FLOOR LEVELS INTO  
A 4-BEDROOM / 6-PERSON MAISONETTE



**JEFF KAHANE + ASSOCIATES**  
RIBA CHARTERED ARCHITECTS

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# 30 THURLOW ROAD, NW3

## DESIGN AND ACCESS STATEMENT FOR PLANNING APPROVAL FOR THE PROPOSED UNIFICATION OF THE EXISTING FLATS AT LOWER AND UPPER GROUND FLOOR LEVELS INTO A 4-BEDROOM/6-PERSON MAISONETTE

### 1.0 INTRODUCTION

- 1.1 We are RIBA chartered architects acting for Lucy and Oliver Smouha who are the owners of the lower and upper ground floor flats at 30 Thurlow Road, Hampstead in the London Borough of Camden. The semi-detached building of which these flats form a part is within the Fitzjohns/Netherhall Conservation Area conservation area but it is not statutory listed. There is no indication given of a local listing for 30 Thurlow Road on the Council's current map that is viewable at the following link - <https://ssa.camden.gov.uk/connect/analyst/mobile/#/main?mapcfg=CamdenConservation&lang=en-gb> - but on the other hand the *Fitzjohns/Netherhall Conservation Area Statement* of March 2001 includes numbers 1-10 (cons), 13-16 (cons) and 19-30 (cons) Thurlow Road under *Buildings Which Make a Positive Contribution* to the character and appearance of the Conservation Area.
- 1.2 Houses on Thurlow Road: British History Online (at <https://www.british-history.ac.uk/vch/middx/vol9/pp51-60>) notes that: "...Thurlow, Lyndhurst and Eldon roads and Windsor Terrace had been laid out by 1862 and c.40 houses built by 1864, mostly fronting Haverstock Hill. Demand for the houses...rose during the 1860s and more had been built by 1870."
- 1.3 This Design and Access Statement is accompanied by the following as-existing and as-proposed drawings and photosheets:
- 845 OS 001 SITE LOCATION PLAN
  - 845 OS 002 BLOCK SITE PLAN
  - 845 EX 110 EXISTING LOWER GROUND FLOOR PLAN
  - 845 EX 120 EXISTING UPPER GROUND FLOOR PLAN
  - 845 EX 130 EXISTING DRIVEWAY PLAN
  - 845 EX 200 EXISTING FRONT ELEVATION
  - 845 EX 210 EXISTING REAR ELEVATION
  - 845 EX 300 EXISTING SECTION AA
  - 845 EX 310 EXISTING SECTION BB
  - 845 EX 320 EXISTING SECTION CC
  - 845 EX 330 EXISTING SECTION DD
  - 845 EX 340 EXISTING SECTION EE
  - 845 EX 350 EXISTING SECTION FF
  - 845 EX 360 EXISTING SECTION GG
  - 845 PH 001 PHOTOSHEET 1
  - 845 PH 002 PHOTOSHEET 2
  - 845 PH 003 PHOTOSHEET 3
  - 845 PH 004 PHOTOSHEET 4
  - 845 PH 005 PHOTOSHEET 5
  - 845 PL 110 PROPOSED LOWER GROUND FLOOR PLAN
  - 845 PL 120 PROPOSED UPPER GROUND FLOOR PLAN
  - 845 PL 130 PROPOSED DRIVEWAY PLAN
  - 845 PL 200 PROPOSED FRONT ELEVATION
  - 845 PL 210 PROPOSED REAR ELEVATION
  - 845 PL 300 PROPOSED SECTION AA
  - 845 PL 310 PROPOSED SECTION BB
  - 845 PL 320 PROPOSED SECTION CC
  - 845 PL 330 PROPOSED SECTION DD
  - 845 PL 340 PROPOSED SECTION EE
  - 845 PL 350 PROPOSED SECTION FF
  - 845 PL 360 PROPOSED SECTION GG
  - 845 PL 370 SECTIONS THROUGH S.E SITE BOUNDARY

## **2.0 SITE & SURROUNDING AREA**

- 2.1 The property is situated on the southern side of Thurlow Road at its eastern end between Rosslyn Hill and Eldon Grove. It and its adjoining semi-detached neighbour at n°29 had not been subdivided until consent to create eight flats within the pair of buildings was granted by the Council in 1976. The rear garden of n°30 Thurlow Road backs onto the flank wall and rear garden of 10D Eldon Grove, which is one of a group of three houses for which planning approval was also granted in 1976, and which was subsequently extended at its rear in 2005. The recently constructed neighbouring property immediately adjacent to the north-east site boundary - n°30A Thurlow Road - was granted planning approval in 2015 and is a two-storey dwelling incorporating further accommodation at basement level.
- 2.2 The planning consents relating to those dwellings, and to 30 Thurlow Road itself, are as follows:
- for the subdivision of the two adjacent dwellings at n°s 30 and 29 to provide 8 self-contained flats and the erection of a group of 3-storey houses (fronting onto Eldon Grove) to the rear: 21638
  - for the formation of a pitched roof conservatory to the side and rear at n°30: PW9702547R1
  - for the formation of a single storey side extension with a flat roof to replace the as-built side conservatory at n°30: 2014/5258/P
  - for the construction of a new dwelling at n°30A: 2015/5409/P
  - for the construction of a rear extension at 10D Eldon Grove: 2005/3203/P
- 2.3 In addition to those consents we have searched for any applications relating to the existing upper ground floor rear conservatory and its brick support walls, and to the existing side extension at upper ground floor level: no applications for either of these are listed on the Council's website. One explanation might be that the conservatory and its arched brick support structure already existed when n°s 30 and 29 were subdivided and had been intended for demolition, but that the developers later changed their minds and retained them. The online copies of that approved 1976 application do not include any as-existing plans or a rear elevation, which makes any certainty on that point hard to achieve. Our search through previous iterations of Google Street View, Google Earth and Bing aerial birds-eye views indicates that the rear conservatory has been present since some time before 2003 and the upper ground floor side extension present since before 2006.

## **3.0 THE PROPOSALS**

- 3.1 The proposals in this application essentially fall within the following five aspects, which are each discussed in more detail in the subsequent clauses:
- the uniting of the lower and upper ground floor flats internally - and by means of a new internal stairwell and also by a traditionally detailed external staircase set at the shaded end of the rear garden
  - the removal of the existing conservatory at upper ground floor level and its replacement by a balcony, and external stairs (incorporating a garden tool store)
  - thermal upgrading and alterations to some windows and external doors, and two proposed new rear windows at lower ground floor level
  - the formation of a green 'living' roof on part of the flat roof of the existing single storey side extension
  - the resurfacing the existing front driveway and the addition of a small area of raised slatted screening on the site boundary at the lower end of the driveway
- 3.2 The proposed unification of the two lower flats will, if approved, create family accommodation which currently does not exist, in the form of a 4-bedroom / 6 person maisonette. The Council's application and consent details for what we believe to constitute six potentially relevant recent precedents for such a unification of two flats in nearby residential streets in LB Camden are set out in clause 4.1, below.
- 3.3 No increase or reduction is proposed to the footprint of the building. As regards the gross internal floor area of the two flats, their current aggregate GIA is 196.5 sq.m, which compares with the gross internal floor area of 197.4 sq.m for the proposed maisonette before some areas of its external walls are thermally insulated, as indicated on the as-proposed plans. The usable floor area taken up by that insulation is more or less identical to the minimal area increase of approximately 0.9 sq.m noted above. So the proposals are neutral as regards any significant effect on the existing floor areas - and this is further clarified in Clause 3.9.

- 3.4 Within Clause 4.1 below we have summarised the key reasons that LB Camden have given in their decision notices for six approvals that we have listed and in which two flats in the vicinity of Thurlow Road were being proposed for unifying into one larger flat. To the best of our knowledge the proposals in this application comply with each of these, which are:
- Net loss of one residential unit would not be contrary to Policy H3 of the Camden Local Plan
  - 'Legal advice concludes that schemes involving the loss of a single dwelling are not contrary to policy HC1 of the Hampstead Neighbourhood Plan' - *this observation is taken from the approval reasons for granting approval at 42 Willow Road*
  - Three or four bedroom dwellings are needed in the area
  - No residential space lost
  - GIA not reduced and compliant with Technical Housing Standards
- 3.5 As noted above in Clause 2.3 the construction date of the existing rear conservatory at upper ground floor level and its brick supporting structure at garden level is unclear: the character of the supporting brickwork, visible on Photosheets 4 and 5, indicates that it is not a recent structure and that it has been modified at least once in its existence, and the conservatory also appears to be several decades old. The small balcony that is proposed for replacement of the conservatory would be set at a slightly lower level and would incorporate a steel planter box whose top edge would be 1100mm above balcony level to form the guarding on its side facing towards the boundary with 10D Eldon Grove. As shown on the comparative boundary sections and accompanying photograph on drawing 845\_PL\_37 this will provide a greater degree of screening and privacy for the adjoining owner and occupant at 10D Eldon Grove. In addition to that, the balcony would only be used occasionally when the weather is dry and warm whereas the existing conservatory has had all-year use.
- 3.6 The Council's Sustainable Development policy SD6 includes visual privacy + overlooking as one of the seven key factors that it considers. It notes that '*Privacy and overlooking are very much a function of distance, vertical levels of onlooker and subject, as well as the horizontal angle of the view.*' We know from previous experiences that appropriate levels of screening can be taken into account by LB Camden in generating and maintaining an appropriate degree of privacy and we believe that the fixed steel planter box, as shown on the comparative sections on our drawing 845\_PL\_37 and described above, provides more privacy to the adjoining occupants at 10D Eldon Grove than they currently enjoy. The proposed external stairs and the link between the head of those stairs and the proposed small balcony do not in our opinion present any issues with regard to risks of any significant overlooking of that adjoining rear garden.
- 3.7 Given these factors we believe that the proposed balcony at 30 Thurlow Road would benefit the adjoining owner at 10D Eldon Grove and that its compact scale would also significantly improve the rear elevation of 30 Thurlow Road when compared with the dark brown wood of the current conservatory, which is alien in shape, proportion and materials when compared with the host building. So as to further integrate the balcony with the character of the original rear elevation of the lower two floors of n°30 the existing exposed brick support structure - lowered in height and adapted as shown on the drawings - would be rendered and painted with white masonry paint.
- 3.8 At least two new domestic balconies have been recently approved by the Council - one on Elsworthy Terrace and the other on Eton Road, as detailed in Clause 4.1 below. The latter approval included a new external staircase connecting the balcony with the garden below, and that is also part of the proposals for the creation of the maisonette in the current application. As shown on the drawings, the balustrading to this external staircase, and to the balcony (other than for the privacy planter), would be traditional in character, as would the York stone cladding to its treads and risers. The metal balusters and handrail would be painted black so as to enhance their integration with the host building, and the staircase would abut the adjoining owner's tall flank wall that currently shades the southern end of the garden. A small store for garden tools, which is currently lacking, would be created under the stone-clad external concrete staircase - as shown - to help in keeping the newly landscaped garden and the new living roof in good condition.
- 3.9 The proposed removal of the small conservatory would reduce the aggregate gross internal area of the two flat by 3.2 sq.m but this reduction would be almost exactly offset by incorporating the currently open space enclosed by the brick supporting walls underneath the conservatory, and internally

insulating that floor and those walls, so as to add back 3.4 sq.m and permit the creation of a new desk space as part of Bedroom 3.

- 3.10 Each of the two existing flats has two bedrooms and the proposed maisonette would have the same total of four bedrooms, but the significant improvement on the status quo is that all occupants of the proposed maisonette would have access to, and use of, the rear garden either directly from the bedrooms - via the new level thresholds - or via the new external stairs. The combined area of soft and hard landscaping of the garden is approximately 45.7 sq.m. The proposed maisonette would also have three bath/shower rooms plus a guest WC and basin - the same aggregate number as is currently provided by the two flats.
- 3.11 The new front door and fixed sidelight to the proposed maisonette is designed to combine security with admitting the daylight that is not provided by the adjacent current front door of Flat 5, which is to be partially blocked-up, with a small new window incorporated in that closing-off work as shown.
- 3.12 The existing double-glazed inward opening aluminium doors leading out to the garden from the rooms that are intended to become Bedrooms 2 and 4 are proposed for replacement by outward-opening and triple-glazed aluminium doors as shown. The two doors proposed to lead out to the garden from the newly enclosed desk area in Bedroom 3 will also be triple-glazed aluminium doors. All external doors to the proposed maisonette will be to *Secured by Design* standards.
- 3.13 Three new garden-facing windows are proposed to the rear of the lower ground floor: one of them to improve the visual connection of Bedroom 2 with the garden, and the other two to Bedroom 3 which currently lacks sufficient daylight and views of the sky to be a functioning bedroom.
- 3.14 At the rear of the upper ground floor in addition to the proposed removal of the conservatory the small Juliet balcony balustrade in front of the tall sash window serving what is proposed as the new kitchen will also be taken out. The proportions of that single-glazed existing window make it awkward to operate and the Juliet balcony balustrade is in any event too flimsy for Building Regulations compliance. The proposed replacement is a pair of triple-glazed French windows (about 2.4m tall) together with an openable fanlight - all made bespoke to fit the existing original structural opening in the rear wall. The identical adjacent wall opening that currently leads out into the conservatory would be infilled with exactly the same combination of French windows and fanlight, also triple-glazed.
- 3.15 As regards the proposed alterations to the fenestration of the main street-facing room at upper ground floor level, which is intended to become the living room of the family maisonette, we believe that the proposed change to traditional timber sash windows - so as to match the character of all other windows in the rest of the front elevation - would represent a significant enhancement of the streetscape of this part of Thurlow Road. Given that Section 69 of the *Planning (Listed Building and Conservation Areas) Act 1990* defines conservation areas as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' this seems to us to be a change to be welcomed.
- 3.16 The current single-glazed and leaded front windows that have at some stage been incorporated in the upper ground floor front room at n<sup>o</sup>30 are visually incongruous and jarring given the character of the rest of the front elevation of n<sup>o</sup>30, and even more so of that of the unified street-facing elevation of n<sup>o</sup>s 30 and 29 which were designed and built as a stand-alone 'villa' incorporating a pair of semi-detached family houses. The fact that the *Fitzjohns/Netherhall Conservation Area Statement* of March 2001 includes the grouping of n<sup>o</sup>s 19-30 Thurlow Road, along with other two other groups of dwellings in the street, under *Buildings Which Make a Positive Contribution* to the character and appearance of the Conservation Area, but that none of these buildings appears to be statutory listed, is in our view significant as regards this single room whose casement windows are glazed with leaded lights.
- 3.17 Those leaded windows, which are single-glazed with glass that appears to be just 2mm thick are also north-west facing and their energy performance is consequently very poor indeed. Replacing them with traditional double-glazed sliding timber sashes that use slender, continuous (rather than surface-applied) glazing bars would be part of the group of proposed measures (regarding energy retention, water conservation on site, and introducing additional irrigated planting to provide long-term forage for insects and other wildlife - as discussed below) that would sensitively improve the environmental performance of the building, as well as its external appearance.

- 3.18 As noted in the final potential precedent cited in Clause 4.1 below, approval was recently granted by the Council - in October 2021 - for the replacement of single-glazed windows with slimline double-glazed timber sash windows in one flat at 35 Belsize Park Gardens, within the Belsize Conservation Area. The details reasons for that approval are given in that reference, which concludes that the proposed change to double glazed windows “... is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017...” and that “The proposed development also accords with the London Plan 2021 and the National Policy Framework 2021”.
- 3.19 The preceding reference cited in Clause 4.1 makes note of a refusal by the Council - also in October 2021 - to agree to a proposal for replacing the single glazed leaded stained windows to the first floor flat at 5 Eton Avenue, NW3. However our contention is that the context for that refusal is diametrically opposed to that at 30 Thurlow Road. At Eton Avenue the ornate character of the upper sashes of the street-facing windows that the applicant wished to replace with simple double-glazed sashes is also visible in all the front windows at second floor level and in the front dormer window and the gable porthole window at third floor level, as well as in the porthole above the front entrance door, along with other decorative glazing that can also be seen in the six fanlights set within the two front bay windows at ground floor level. The removal of just those first floor windows would indeed have resulted in the loss of an important consistency in the front fenestration of that building, whereas at 30 Thurlow Road the situation is effectively the exact opposite in that the sole inconsistent and jarring element proposed for removal is the leaded glazing to just the front windows of one room set within the entire joint front elevation of n<sup>o</sup>s 30 and 29. It is for that reason that we believe that the recent approval granted by the Council at 35 Belsize Park Gardens, cited above, represents the relevant precedent for the proposed slimline double-glazed timber sash windows proposed for the front living room at 30 Thurlow Road.
- 3.20 The proposed green ‘living roof’ on part of the existing side extension flat roof would not be a shallow sedum-covered type but an ‘intensive’ roof with an irrigation system and a lightweight soil depth capable of supporting a variety of far larger plants. Its weight would therefore be supported by supplementary joists imposing no additional loads on the existing roof structure which is currently a characterless asphalted roof offering no enjoyable view out of the original flank wall window from the area that is proposed to be the study space within the largely open plan refurbished ground floor. As shown on the as-proposed upper ground floor plan, the planted area would extend over approximately two thirds of the current flat roof but stop about 1100mm short of the current roof edge so as not to impact on the current eaves level of that roof.
- 3.21 The inclusion of ‘green roofs’ is supported in LB Camden’s policy: in particular all new development in the borough is required to have a green roof under policy CC2, and the CPG Biodiversity promotes green roofs. As this proposed living roof is to include a programmable irrigation system it would not be susceptible to its plants dying through neglect or from failure to keep them watered and it would therefore fall within the definition of a green roof. As such it will have a genuine positive effect on the local environment by providing a source of forage for insect pollinators, promoting biodiversity, offering a habitat for wildlife, slowing rainwater run-off, and even helping slightly to reduce the urban heat island effect in the locality.
- 3.22 The proposal to change the front driveway at 30 Thurlow Road is both an aesthetic and an environmental one. As can be seen from the notes and photos on drawing 845\_EX\_130 the sloping driveway is currently clad in crazy paving, parts of which are actually poured concrete into which lines have been scored to give an approximate imitation of the actual crazy paving. The proposal to replace all that paving with a mid-grey resin-bound gravel, bordered by a band of London stock brickwork matching the front garden wall and piers, would restore a more calm and elegant appearance to the driveway and the front of the building as a whole. Equally importantly, resin-bound gravel allows rainwater to rapidly soak through to the subsoil and to be retained on site rather than further overloading the street sewer in a context of the currently increasing incidences of flash flooding caused by global heating. This makes it one of the types of porous surface that are referred to in Figure 1 in LB Camden’s planning guidance on *Water and Flooding* (issued in March 2019) to illustrate the different elements that can comprise a Sustainable Urban Drainage System.
- 3.23 The proposed addition of a short length of supplementary slatted fencing - to be fixed immediately in front of the existing fence that sits on the brick boundary wall adjacent to n<sup>o</sup>30A - is intended so as to

restore a degree of the privacy that was reduced by the adjoining owner's surveillance camera that currently points down from n°30A towards the driveway and front garden of n°30.

- 3.24 In addition to the proposed upgrading of thermal insulation in various locations the application proposals also address the current extremely poor acoustic insulation between flats, as part of the internal refurbishment works. Both our clients and the owner of the first floor flat have highlighted this problem of vertical airborne sound transmission throughout n°30 and secondary ceilings will therefore be installed between the upper ground floor and the first floor flat, as shown on the as-proposed cross-sections. These will be structured to be physically isolated from the existing lath and plaster ceilings and will be tightly packed with 75mm thick Rockwool RW4 acoustic slabs and clad using acoustic plasterboard - which will have the further benefit of creating the level of fire resistance between flats that is required under current Building Regulations.

#### 4.0 PLANNING HISTORY FOR POTENTIALLY RELEVANT APPLICATIONS IN THE LOCALITY

- 4.1 Our searches on the Council's website - some of which are referred to in the descriptions of the proposals in Section 3 (above) are set out under the following three headings:

##### [PROPOSED CONVERSIONS FROM FLATS TO MAISONNETTES THAT HAVE IN RECENT YEARS BEEN GRANTED FULL PLANNING PERMISSION BY LB CAMDEN:](#)

###### [42 Willow Road, NW3 1TS](#)

**Application N°: 2020/4745/P** Full Planning (decision date: 02/03/2021)

Change of use from 2 x units (upper floor maisonette and basement flat) to single dwelling house.

**Decision: [Granted](#)**

###### [15 Belsize Square, NW3 4HT](#)

**Application N°: 2020/3559/P** Full Planning (decision date: 06/10/2020)

Conversion of 2 flats at upper ground and 1st floor levels to form 1 self-contained maisonette (Class C3).

**Decision: [Granted](#)**

###### [Flats 5 & 7, 38-40 Eton Avenue, NW3 3HL](#)

**Application N°: 2020/2972/P** Full Planning (decision date: 02/09/2020)

Conversion of 2 flats on 1st and 2nd floors to form 1 self-contained maisonette (Class C3).

**Decision: [Granted](#)**

###### [19 & 20 Eton Garages, NW3 4PE](#)

**Application N°: 2019/0467/P** Full Planning (decision date: 14/04/2020)

Conversion of ground floor flat and 1st and 2nd floor maisonette to form a single dwelling house.

**Decision: [Granted](#)**

###### [1 Elsworthy Terrace, NW3 3DR](#)

**Application N°: 2018/3911/P** Full Planning (decision date: 15/10/2018)

Conversion of 2no. flats into 1no. maisonette (C3) at ground and first floor levels.

**Decision: [Granted](#)**

###### [Flat 1a 20 Thurlow Road, NW3 5PP](#)

**Application No: 2013/4008/P** Full Planning (decision date: 02/09/2013)

Change of use from two self-contained flats to one self-contained maisonette at lower and upper ground floor levels and erection of single-storey extension at rear lower ground floor level to replace veranda with roof terrace above (Class C3).

**Decision: [Granted](#)**

[Key reasons noted in the decision notices for granting permission for the above six applications:](#)

Net loss of one residential unit that would not be contrary to Policy H3 of the Camden Local Plan

“Legal advice concludes that schemes involving the loss of a single dwelling are not contrary to policy HC1 of the Hampstead Neighbourhood Plan” (*from the approval reasons for 42 Willow Road*)  
Three or four bedroom dwellings are needed in the area  
No residential floor space lost  
GIA not reduced and compliant with Technical Housing Standards  
No objections received  
Does not include external alterations

#### **Flat 1, 114 Fitzjohn's Avenue, NW3 6NT**

**Application N°: 2019/0350/P** Full Planning (decision date: 04/07/2019)  
Conversion of ground floor three-bedroom unit with first floor two bedroom to create one four-bed unit.  
**Decision: Granted at Appeal**

#### **REAR BALCONIES RECENTLY GRANTED FULL PLANNING PERMISSION:**

##### **10 Elsworthy Terrace, NW3 3DR**

**Application N°: 2020/0429/P** Full Planning (decision date: 02/03/2021)  
Erection of rear balcony at first floor. Rear fenestration alterations at lower ground and first floor levels.  
**Decision: Granted**

##### **16 Eton Road, NW3 4SS**

**Application No: 2020/0229/P** Full Planning (decision date: 07/04/2020)  
Erection of single storey rear extension with balcony above and formation of external rear staircase.  
**Decision: Granted**

#### **PROPOSED REPLACEMENTS OF FRONT ELEVATION WINDOWS:**

##### **Flat 3, 29 Thurlow Road, London. NW3 5PH**

**Application No: 2015/4538/P** Full Planning (decision date: 22/10/2015)  
Replacement of single glazed timber sash windows with double glazed timber sash windows.  
**Decision: Granted**

##### **7 Thurlow Road, London. NW3 5PJ**

**Application No: 2011/6053/P** Full Planning (decision date: 12/03/2012)  
Replacement of front casement window at ground floor level with a sash window to residential flat (Class C3).  
**Decision: Granted**

##### **Flat 3, 5 Eton Avenue, NW3 3EL**

Application No: 2021/1472/P Full Planning (decision date: 18-10-2021)  
Replacement of the existing single glazed leaded stained windows with double-glazed leaded timber sash windows to the front elevation at first floor level.

**Decision: Refused**

**Reason:** *The proposed replacement windows, by reason of the loss of architectural features and detailing, would harm the character and appearance of the host building and this part of the Belsize Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.*

##### **Flat 2, 35 Belsize Park Gardens, NW3 4JJ**

**Application No: 2021/1472/P** Full Planning (decision date: 26/10/2021)  
Replacement of single glazed windows with slimline timber framed double-glazing.  
**Decision: Granted**

**Reasons:**

*The proposed replacement of single glazed window units with double glazed fenestration is considered acceptable in terms of style, design and materials. The new fenestration shall match the existing style, material and colour. The only discernible difference will be the installation of double-glazing, but this is considered a minor alteration that would be barely perceptible without close inspection. The applicant intends to re-use existing window frames where possible which is welcomed.*



*All replacement frames would sit in existing openings and thus there would be no neighbouring amenity impact.*

*The proposal is considered to preserve the character and appearance of the host building, the street scene and the Belsize Conservation Area.*

*One comment was received from the Belsize Conservation Area Advisory Committee with regards to the width of the site lines, which are unchanged from the existing arrangement.*

*Council Conservation officers were consulted on the scheme and raised no objections.*

*No other objections have been received in relation to the proposed development prior to making this decision. The site's planning history has been taken into account when coming to this decision.*

*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 Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.*

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

## **5.0 ACCESS, RECYCLING STORAGE AND PARKING**

- 5.1 Current pedestrian access to the upper ground floor Flat 6 is via the main front door at that level, and access to the lower ground floor Flat 5 is via the small covered courtyard at the end of the driveway. The proposal is to create a single entrance to the maisonette at lower ground floor level via a new front door and glazed sidelight located at right angles adjacent to the current front entrance door of Flat 5.
- 5.2 The existing provisions for refuse and recycling storage and collection, using wheelie-bins, will remain unchanged - as indicated on drawing 845\_PL\_130. There is currently off-street parking for one vehicle at the front of the property - together with a car charging point in the covered courtyard - and that also remains unchanged with these proposals, other than the proposed resurfacing of the driveway as discussed above.

## **6.0 TREES**

- 6.1 No trees will be removed or adversely affected by the proposals in this application. The existing mature tree adjacent to the rear conservatory proposed for removal will be fully and robustly protected from before any site works are carried out and throughout the whole contract. The visible root system of the tree and the surrounding earth will be protected against any spillage of cement or other potentially harmful building products. The covered roots will be adequately watered by the contractor at regular intervals, as appropriate to the seasons, and that soil will be inspected fortnightly by the clients and their architects. No alterations to the existing footings near the tree are anticipated given that the current loadings on the existing brick support structure are likely to be reduced by the removal of the conservatory and the top brick courses and their replacement by a balcony. Finally, the ivy that currently encircles most of the lower parts tree will be carefully removed so as to maintain the health and longevity of the tree.

## **7.0 CONCLUSION**

- 7.1 We, and our clients, believe that the proposed formation of a 4-bedroom / 6-person maisonette with three bath/shower rooms to replace the two existing flats is in line with recent similar unifying proposals that have been approved by LB Camden and that it would create a practical family flat that would be extremely well suited to this location with its secure rear garden. The proposed alterations to some of the rear windows and doors, and to one window at the front, would in our view further improve the rooms that they serve and also improve the holistic proportions and elegance of the front and rear elevations. We therefore hope that the application will be favourably considered by LB Camden and that approval will be granted to enable the proposals to be realised.

