



**4798
Flats 4 & 5
39 Belsize square
Planning Statement
& Heritage Statement**

1 Introduction

- 1.1 This Statement supports a Planning application for internal alterations to Flat 4 at 39 Belsize Square, London NW3 4HL to form an additional flat (Flat 5). The work also includes minor external alterations to the side elevation comprising insertion of an additional roof window, removal of two metal side windows, build up one opening and fit a timber replacement window in the other, alterations (tidying up) to soil and waste pipes
- 1.2 The property is presently divided into five flats, one in the basement, one at ground floor level, two at first floor and one at second floor level, the subject of this application. The basement flat is accessed independently



Fig.1_Aerial View

- 1.3 Flat 4 is accessed from a stair off the existing first floor landing. This stairway leading to the second floor is separated from the first floor landing by a door but within this enclosed stair is a hallway with 2 separate doors leading to what were previously two separate flats. The flat extends into the roof space to provide additional accommodation. That roof extension was approved in 1993

Permission 17-09-1993

Application Number 9201367

Site Address Flat 4 39 Belsize Square NW3

Erection of a dormer window to the front roof slope a dormer window and terrace to the rear roof slope in association with works of conversion to create an additional habitable room for the second floor flat as shown on drawing no(s) 29/0733/01 02-05B 06C

Unfortunately no supporting documents are available on line

1.4 Flat 4 was previously 2 flats. This is confirmed as follows

- The survey of the flat clearly shows it was originally two flats (with two bathrooms, two kitchens and two separate heating systems, see existing plans on drawing 11). There are two separate doors from the second floor landing
- There are two electric meters and two gas meters
- There is already a postal address for the separate Flat 5, 39 Belsize Square set up with the Royal Mail
- The service charge is made out to two separate flats, Flat 4 and Flat 5 (which may also be relevant to the lease)
- Building Control approval has been granted for Internal alterations and refurbishment to Flats 4 & 5

1.5 A single lease was granted in 1994, however there is no record of any planning application to combine the flats. They are demised and registered on the land registry as one property so Flat 5 technically does not exist. Therefore this planning application is submitted for the forming of flat 5

2 Heritage Statement

2.1 The site is within the Sub Area 1 of the Belsize Conservation Area which was designated in 1973. The building is unlisted but makes a positive contribution to the special character and appearance of the area. To comply with Local Area Requirements drawings are submitted at 1:50 scale

2.2 No external alterations are proposed other than the insertion of an additional roof window, removal of two metal side windows, build up one opening and fit a timber replacement window in the other, alterations (tidying up) to soil and waste pipes. These are all on the concealed side elevation



Figs. 2 & 3_Existing
pipework on sde
elevation



Figs. 4 & 5_ metal windows to be removed, proposed new side windows to match those existing at first floor on the front elevation, see also cover photo

3 Amount

- 3.1 The amount of residential accommodation remains the same as two flats are to be created out of one. Flat 4 will be 55m², Flat 5 will be 85m² from an original total GIA of 140m²
- 3.2 The new development will comply with Nationally Described Space Standards as shown in Fig. 5

| Table 1 - Minimum gross internal floor areas and storage (m ²) | | | | | |
|--|--------------------------------|---|--------------------|---|------------------|
| Number of bedrooms (b) | Number of bed spaces (persons) | 1 storey dwellings | 2 storey dwellings | 3 storey dwellings | Built-in storage |
| 1b | 1p | 39 (37) * | | | 1.0 |
| | 2p | 50 | | | 1.5 |
| 2b | 3p | 61 | 70 | | 2.0 |
| | 4p | 70 | 79 | | 2.0 |
| Proposed | | | | | |
| Flat 4 | 2p | 55 | | | 1.5 |
| Flat 5 | 4p | 85 | | | 2.9 |
| Minimum room sizes (m²) | | Flat 4 proposed room sizes (m²) | | Flat 5 proposed room sizes (m²) | |
| Double bed 11.5 | | Double bed 11.6 | | Double bed 13.3 | |
| Single bed 7.5 | | Study 9.4 | | Single bed 11.1 | |

Fig.5_Accommodation Table

- 3.3 One additional flat is created and one additional bedroom. The reduced Flat 4 includes a study to comply with the NDSS but this creates a flexible and adaptable layout. There is no NDSS standard for a 2 bed 2 person house or flat
- 3.4 No affordable housing contribution has been calculated as the residential floor area remains unchanged

4 Layout

- 4.1 The existing entrance and other common parts remain unchanged. the door separating the upper stairway at first floor level is to be removed

5 Scale

- 5.1 No external extensions are proposed

6 Landscaping

- 6.1 No trees or shrubs are affected by the propos alterations and refurbishment to Flats 4 & 5

7 Access

- 7.1 Access arrangements remain as existing and the proposal has received Building regulations approval

8 Sustainability

- 8.1 The new sanitary accommodation and kitchens will be connected to the existing drainage
- 8.2 Technically this is a residential conversion so there is no requirement for the Standard Assessment Procedure, however new thermal elements and the installation of high efficiency boilers and hot water systems are proposed which will raise the EPC from E (current Flat 4) to C (proposed Flats 4 and 5). This will achieve a net reduction in CO2 emissions from 8.9 tonnes/year to 5.4 tonnes/year or 39%
- 8.3 NOx emissions have been calculated based on a boiler with a rating of 56mg/kWh and particulate emissions have been calculated base on a boiler with a rating of 1mg/MJ as stated on the application form. However, guidance states this is required for major developments only, more efficient boilers may be considered at the detail design stage

9 Other Planning Policy Issues

- 9.1 Paragraph 2.13 and Policy H1 of the Local Plan states that the designation of self-contained housing is the priority land use of the Plan
- 9.2 Policy H7 Table 1 states that both 2 and 3 bedroom market houses are dwelling size priorities. At paragraph 3.190 The Council acknowledges that there is a need and/ or demand for dwellings of every size shown in Table 1. We expect most developments to include some homes that have been given a medium or lower priority level. This proposal creates one additional 2 bed flat

4798/End