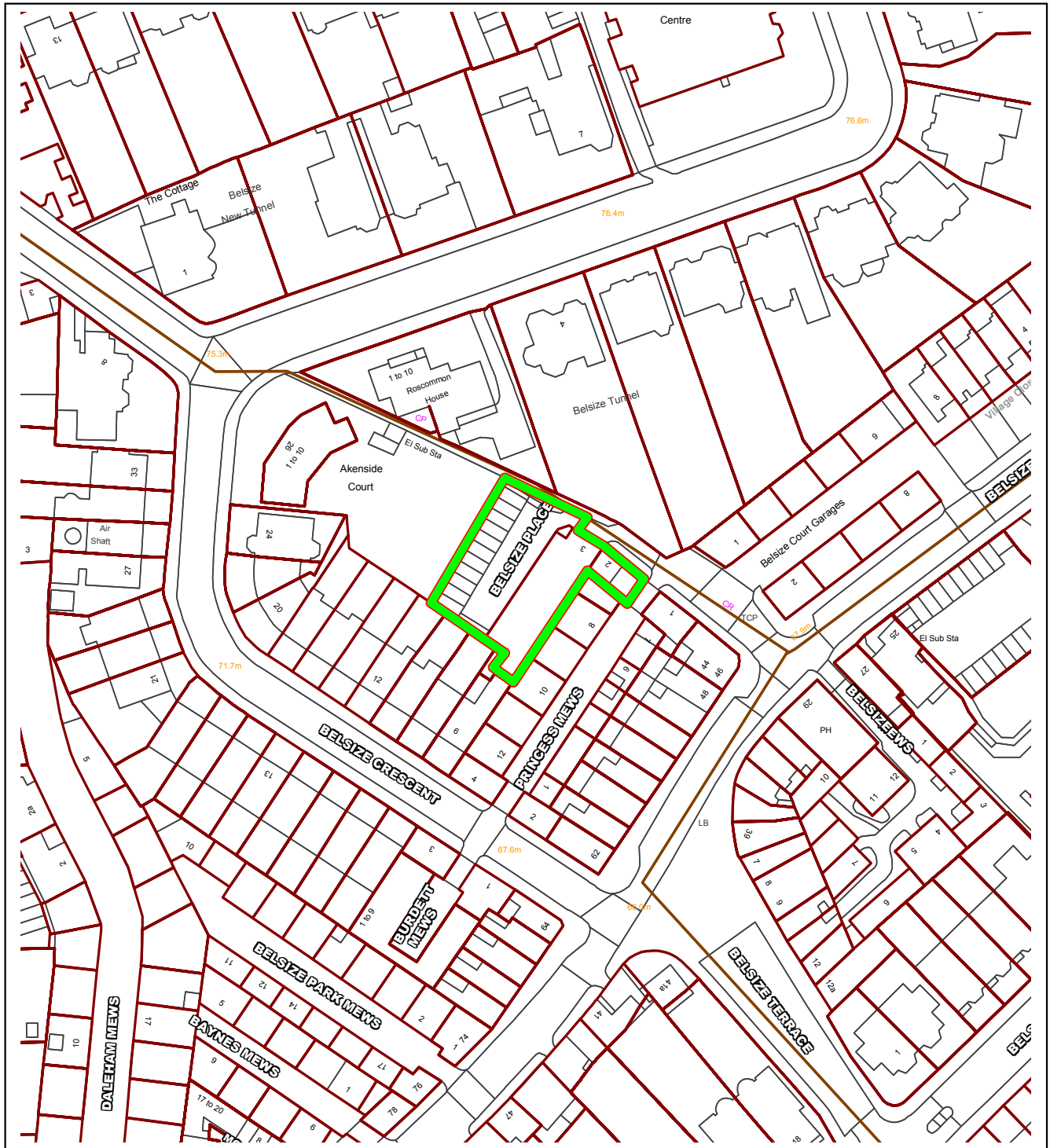


Flat 3, No. 2 and No. 5 Belsize Place 2018/3093/P



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1. View of application site from east end of Belsize Place

Delegated Report		Analysis sheet		Expiry Date:	20/09/2018
(Members Briefing)		N/A		Consultation Expiry Date:	02/09/2018
Officer			Application Number(s)		
Laura Hazelton			2018/3093/P		
Application Address			Drawing Numbers		
Flat 3, 2 Belsize Place and 5 Belsize Place London NW3 5AL			Please refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Conversion of 5 Belsize Place and Flat 3, 2 Belsize Place (at 3rd floor level) into 1 residential unit.					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	<p>A site notice was displayed between 08/08/2018 and 01/09/2019 and a press advert was placed on 09/08/2018.</p> <p>No responses were received from neighbouring occupants.</p>					
CAAC/Local groups comments:	<p>No response was received from the Belsize Conservation Area Advisory Committee (CAAC).</p> <p>The Belsize Residents Association objected on the following grounds:</p> <p>This application should be objected. Lateral conversions of terraced houses in Conservation Areas should be resisted as they destroy the urban grain and the original pattern of development of the Area.</p> <p><i>Officer Response</i></p> <p><i>There would be no external alterations associated with the conversion, and given the small size of the existing 1 bedroom dwelling to be combined with no. 5, the proposals are not considered to harm the character and appearance of the conservation area, nor the urban grain.</i></p>					

Site Description

The application site comprises adjoining neighbouring buildings no.5 Belsize Place and Flat 3, no.2 Belsize Place at third floor level. Number 5 is a fairly recently constructed 4 bedroom single dwellinghouse, which received planning approval in 2012. Number 2 comprises offices at ground floor, offices and one residential flat at first floor, and 2 flats at 2nd and 3rd floor level (one on each floor).

The buildings are three storeys in height with a mansard roof above.

The application site is not listed, but is located within the Belsize Park Conservation Area. The surrounding area comprises a mixture of residential, retail and commercial uses.

Relevant History

3 Belsize Place

2012/3291/P - Erection of building comprising basement and part four-storey (to Belsize Place), part two-storey and part single-storey with mezzanine, and roof terrace at 1st floor, to provide a single-family dwellinghouse (Class C3) (following demolition of part single-storey, part three-storey existing office building (Class B1)). Granted subject to S106 - 21/01/2013.

2013/2273/P - Variation of condition 2 (approved plans) of approved scheme granted on 21/01/2013 (ref: 2012/3291/P for the erection of building to provide a single-family dwellinghouse (Class C3), namely alterations to public elevations, relocation of residential entrance and increase in floorspace at ground to third floor levels. Granted subject to S106 - 09/09/2013.

2013/7084/P - Variation of condition 2 (approved plans) of approved scheme (2013/2273/P), granted on 09/09/2013, which was a variation to condition 2 of approved scheme (2012/3291/P) granted on 21/01/2013 (for the erection of building to provide a single-family dwellinghouse (Class C3)); namely to alter the curvature of vaulted roof over rear mezzanine element and replacement of second floor rear flat roof with curved roof. Granted subject to - S106 03/01/2014.

2015/0290/P - Variation of Condition 2 of planning permission 2012/3291/P, dated 21/01/2013 (for erection of building comprising basement and part four-storey (to Belsize Place), part two-storey and part single-storey with mezzanine, and roof terrace at 1st floor, to provide a single-family dwellinghouse), namely to allow alterations to the approved fenestration to the northern corner and rear elevations of the building, the relocation of the main ground floor entrance, alterations to the elevation to the court, the introduction of a balcony to Bedroom 2 at second floor level and an extension of the third floor balcony. Granted subject to S106 - 14/09/2015.

2016/2509/P - Amendments to planning permission 2012/3291/P (erection of building comprising basement and part four-storey (to Belsize Place), part two-storey and part single-storey with mezzanine, and roof terrace at 1st floor, to provide a single-family dwellinghouse (Class C3) (following demolition of part single-storey, part three-storey existing office building (Class B1)), dated 21/01/13, to include omission of garage, balcony and louvres and minor amendments to colonnade and fenestration. Granted 31/08/2016.

NB. Following the redevelopment of the office building at no.3 described above, the office retained the original address and the residential property (the subject of the current application) was assigned the address no.5 Belsize Place.

2 Belsize Place

9100338 - Change of use and works of conversion to provide one two bedroom four persons flat and a one two bedroom three person flat on the first floor and second floors. Granted 19/09/1991.

Relevant policies

National Planning Policy Framework 2018

The London Plan March 2016

Draft London Plan 2018

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Policy H3 Protecting existing homes

Camden Planning Guidance

CPG1 Design (July 2015, updated March 2018)

CPG Amenity (March 2018)

Belsize Conservation Area Statement 2003

Assessment

1. Proposal

- 1.1. Planning permission is sought to convert the 4 bedroom single dwellinghouse (number 5) and the one bedroom flat (flat 3) at number 2 into a single dwelling. The existing one bedroomed flat at 3rd floor level of no.2 would be incorporated with no.5 to create an enlarged dwelling via lateral conversion. There would be no external alterations associated with the proposals.

2. Assessment

2.1 The principle considerations in the determination of this application are as follows:

- Loss of residential dwelling
- Design
- Neighbouring amenity
- Transport

3. Loss of residential dwelling

3.1 The proposals would result in the loss of a one '1-bedroom' dwelling, measuring approximately 43.3sqm (GIA) to create a larger principal bedroom at no. 5 Belsize Place.

3.2 Policy H3 seeks to protect all housing floorspace, including individual self-contained houses and flats. It states that the Council will resist development that involves the net loss of *two or more* homes unless they create large homes in a part of the borough with a relatively low proportion of large dwellings; enable existing affordable homes to be adapted to provide the affordable dwelling-sizes that are most needed; or enable sub-standard units to be enlarged to meet residential space standards. However, as the proposal would result in the loss of just one dwelling, it would not be expected to comply with these requirements

3.3 Furthermore, the proposal would result in the loss of a one bedroom unit which is identified as a low-priority dwelling size by policy H7. As such, the proposals are not considered to result in demonstrable harm to the housing stock in the borough and would comply with policy H3 of the Local Plan.

4. Design

4.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan 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. Camden's Development Policies Document is supported by CPG1 (Design) and the Belsize Conservation Area Statement.

4.2 The proposals would not involve any external alterations in association with the conversion, and as such, would not impact the character and appearance of the host buildings, nor the wider Belsize Park Conservation Area.

5. Neighbouring amenity

5.1 Policies A1 and A4 seek to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise, daylight and sunlight.

5.2 As the proposals do not involve any external alterations or extensions, there would be no impact on neighbouring amenity in comparison to the existing situation.

6. Transport

6.1 As the proposals result in a decrease in the number of dwellings, and would not increase the number of bedrooms/occupants at no.5, a car-free agreement is not considered necessary in this instance as it is not envisaged that there would be an increase in car parking at the site.

7. Conclusion

7.1 Although the proposed development would result in the loss of a one bedroom dwelling, it would still comply with Policy H3 which resists the loss of two or more dwellings. Furthermore, one bedroom dwellings are low priority, and as such, the development would not harm the borough's housing stock. The proposals would not cause harm to the character and appearance of the host building, Belsize Conservation Area or neighbouring amenity, in accordance with policies A1, D1, D2 and H3 of the Camden Local Plan, and as such, the application is recommended for approval.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 24th September 2018, 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: 2018/3093/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 13 September 2018

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

Miss Paola Agnelli
3 Belsize Place
London
NW3 5AL

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 3

2 Belsize Place and 5 Belsize Place

London

NW3 5AL

DECISION

Proposal: Conversion of 5 Belsize Place and Flat 3, 2 Belsize Place (at 3rd floor level) into 1 residential unit.

Drawing Nos: LP-00-00, 3BP~1801-EX00-00 rev A, 3BP~1801-DEMO-00-00 rev A, GA-00-00 rev A, and Design and Access Statement.

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: LP-00-00, 3BP~1801-EX00-00 rev A, 3BP~1801-DEMO-00-00 rev A, GA-00-00 rev A, and Design and Access Statement.

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

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 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning