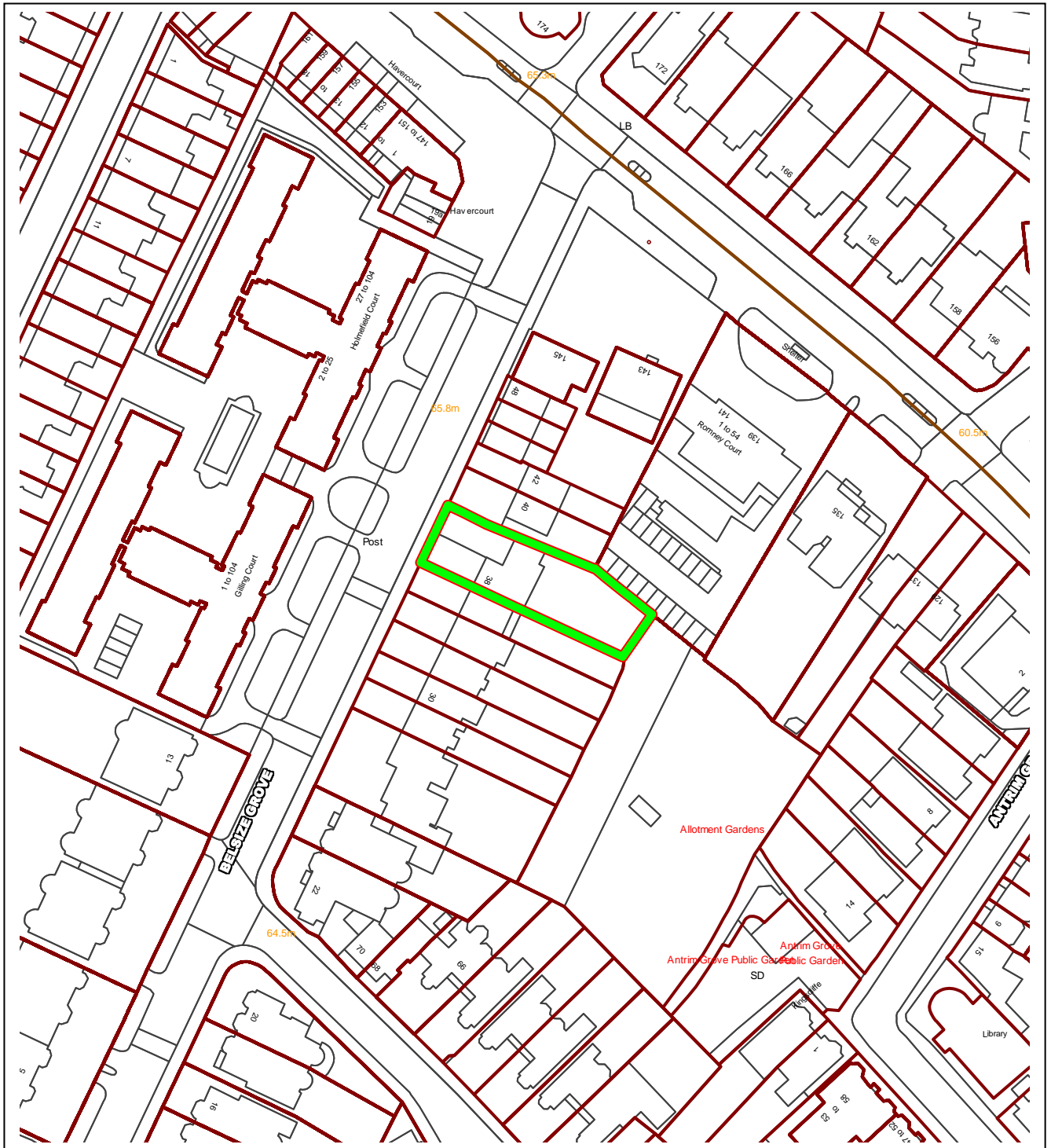


2022/0843/P and 2022/1837/L  
Flat A, 38 Belsize Grove, London, NW3 4TR



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<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>01/07/2021</b>	
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>		<b>29/05/2021</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Jennifer Dawson				(i) 2022/0843/P (ii) 2022/1837/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat A, 38 Belsize Grove London NW3 4TR				Please refer to draft decision notices			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
(i) Erection of a single storey rear extension at lower ground floor level and alterations to existing metal handrail at front of property. (ii) Erection of a single storey rear extension at lower ground floor level and alterations to existing metal handrail at front of property, various internal alterations							
<b>Recommendation:</b>		(i) Grant conditional Planning permission (ii) Grant conditional Listed Building Consent					
<b>Application Type:</b>		(i) Full Planning Permission (ii) Listed Building Consent					

Conditions or Reasons for Refusal:	<i>Please refer to Draft Decision Notices</i>			
Informatives:				
Consultations				
Summary of consultation:	Site notices were displayed near to the site on 04/05/2022 (consultation expiry date 28/05/2022).  The application was also advertised in the local press on 05/05/2022 (consultation expiry date 29/05/2022).			
Adjoining Occupiers:	No. of responses	0	No. of objections	0
Summary of consultation responses:	None received			
Belsize CAAC:	<p>A letter of objection was received on behalf of the Belsize CAAC. Their objection can be summarised as follows:</p> <ul style="list-style-type: none"><li>• Object to the proposed new lower ground floor flat and its projection beyond the original building line.</li><li>• Object to the new opening in this proposed extension, its random location in the facade, the window fenestration subdivision and the use of metal windows, all of which are out of character with the existing architecture.</li><li>• Object to the roof glazing which will cause considerable light pollution.</li><li>• Front replacement railings to be as the existing design, not an amendment to it.</li></ul> <p><u>Officer's response:</u> <i>Please see heritage and design section of report</i></p>			

## Site Description

Belsize Grove is a residential road between Haverstock Hill and Belsize Park Gardens. The property is part of a Grade II Listed terrace of residential properties that date from between 1825-1826. The building is two storey with an attic and basement.

The property was altered in the 1990s, with the subdivision of the ground, first and second floor into 2 flats and two storey side extension.

## Relevant History

**9200525:** Change of use and residential conversion of ground first and second floor maisonette to two self-contained units together with a rebuilt basement and a two storey side extension as shown on drawing no. P1 P2 P3 P4A P5 and E1-5 revised on 12.08.92. (**Granted. 10.09.1992**)

## Relevant policies

**National Planning Policy Framework (2021)**

**The London Plan (2021)**

**Camden Local Plan (2017)**

- **A1** Managing the impact of development
- **D1** Design
- **D2** Heritage

**Camden Planning Guidance:**

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

**Conservation Statements:**

- Belsize Conservation Area appraisal and management strategy 2002

## Assessment

### 1. The proposal

- 1.1. Planning permission and listed building consent is sought for the erection of a rear extension and alterations to metal railings at the front of the property.
- 1.2. The rear will extend out by 2.3m and will be 7.1m across the width of the property leading to an increase of floor space by 16.3sqm.
- 1.3. The extension will use London stock brick and will be laid in Flemish bond matching the existing development. The door will be made out of aluminium.
- 1.4. The removal of a non original section of handrail (currently painted galvanized steel) to be replaced with wrought iron railings with a more original handrail
- 1.5. Listed building consent is also sought for internal alterations to demolish and rebuild some internal walls and doors, which are non original to the dwelling.

#### Revisions

- 1.6. Revisions to the doors at the rear extension. The doors are now in line with the window to support the window hierarchy.

### 2. **Heritage and design**

- 2.1. The application site is located within the Belsize Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of The Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended).
- 2.2. The application building is Grade II listed and the Council has a statutory duty to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses, in accordance with Sections 16 and 66 of The Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended).
- 2.3. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.
- 2.4. The proposal would include the removal of part of the rear wall and existing door opening of the existing single storey rear extension at lower ground floor level. The existing extension is not original to the listed building and there would be no objection to the loss of this part of the extension. The proposed single storey lower ground floor rear extension would extend beyond the existing extension by 2.3m. This would increase the footprint beyond the original building line. The enlarged extension would remain subservient in scale to the host building due to its size and height and would not harm the character or appearance of the host building.
- 2.5. It is acknowledged that the proposed extension would extend 1m beyond the other rear extensions on the terrace. This would not significantly affect the uniformity of the terrace due to the dense planting in the rear garden and the high boundary walls. The proposed extension would not have a harmful impact on the character or appearance of the terrace of which is forms a part or the surrounding conservation area and would be considered acceptable.
- 2.6. The extension will be made out of London brick with a Flemish bond to match the existing

building. The aluminium door frame will match style and proportions of the door in the flat above. The replacement railings will be made of wrought iron the original material. The new materials will match existing or it will be respectful of the setting of the listed building.

- 2.7. The CAAC raised concerns about the new opening together with the details and materials of the window opening. The neighbouring garden extends out into 38A's which means that the fenestration of the proposed extension cannot be centred on the façade otherwise it would face directly onto the property boundary. Given this constraint the off centre opening is considered reasonable. In order to have a better relationship with the host building the position of the window opening has been revised to be centred on the first floor windows of the rear elevation. The proposed glazing is in metal with proportions similar to the ground floor doors. Although this is not a traditional material other planning permissions for rear extensions have been approved with modern glazing design so in this context it is acceptable. The details of the frame and glazing bar details of the proposed glazed doors would be secured by condition as part of the listed building consent. Following concerns raised by officers to the door opening off centre the application has been revised to amend the position on the elevation. The new position of the door now respects the window hierarchy already established on the rear elevation. The Council's conservation officer has reviewed the revised plans and the amendments are considered satisfactory.
- 2.8. The ground floor has been heavily altered with most original features having been removed. Partitioning has been introduced to create a flat but the semblance of the original layout of front room, rear room and stair compartment (although the staircase has long been removed) survive. The proposed alterations are simply a re-working of the layout whilst retaining any elements of the original plan form. Given the altered nature of the space and the fact that the lower ground floor area is of lesser significance in the building the works would preserve the special interest of the listed building.
- 2.9. It is proposed to replace the front railings to the lightwell. Similar features exist along the terrace in a variety of styles. The proposed railings are black painted metal and of a simple and unobtrusive design when viewed in conjunction with the front façade. Consequently the railings would preserve the special interest of the listed building. They would be in keeping with the character and appearance of this part of the terrace and the conservation area and would preserve their appearance. A more detailed drawing would be required of the proposed railing and would be secured as part of the listed building consent.
- 2.10. As such, the proposal would not have any detrimental impact on the character and appearance of the property, the terrace of which is forms a part and the Belsize conservation area and complies with policies D1 and D2 of the Camden Local Plan 2017.
- 2.11. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.
- 2.12. Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

### **3. Residential Amenity**

- 3.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacts upon by virtue of noise or vibrations.



- 3.2. Due to the location, size and nature of the proposal it would not harm the neighbour's amenity in terms of the loss of natural light, light spill or loss of privacy.
- 3.3. The rooflight will create minimal light spill, only visible from the terrace of the flat above, and would not affect the surrounding properties. This is determined as acceptable.
- 3.4. The proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with planning policies A1 and A4.

#### **4. Recommendation**

- (i) Grant conditional planning permission
- (ii) Grant conditional listed building consent

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 4<sup>th</sup> July 2022 , 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2022/0843/P  
Contact: Jennifer Dawson  
Tel: 020 7974 8142  
Email: [Jennifer.Dawson@camden.gov.uk](mailto:Jennifer.Dawson@camden.gov.uk)  
Date: 29 June 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Crafted Architecture Studio  
384 St Anns Road  
London  
N15 3ST  
undefined

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**38 Flat A**  
**Belsize Grove**  
**London**  
**Camden**  
**NW3 4TR**

# DECISION

#### Proposal:

Erection of a single storey rear extension at lower ground floor level and alterations to existing metal handrail at front of property.

Drawing Nos: 334\_103 Rev B, 334\_102 Rev C, 334\_001 Rev 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 works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans- 334\_103 Rev B, 334\_102 Rev C, 334\_001 Rev A

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 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](http://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**

Application ref: 2022/1837/L  
Contact: Jennifer Dawson  
Tel: 020 7974 8142  
Email: [Jennifer.Dawson@camden.gov.uk](mailto:Jennifer.Dawson@camden.gov.uk)  
Date: 29 June 2022

**Development Management**  
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Crafted Architecture Studio  
384 St Anns Road  
London  
N15 3ST  
undefined

# DRAFT

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**Flat A**  
**38 Belsize Grove**  
**Camden**  
**London**  
**NW3 4TR**  
**United Kingdom**

# DECISION

#### Proposal:

Erection of a single storey rear extension at lower ground floor level and alterations to existing metal handrail at front of property, various internal alterations  
Drawing Nos: 334\_103 Rev B, 334\_102 Rev C, 334\_001 Rev A

The Council has considered your application and decided to grant subject to the following condition(s):

#### Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the

following approved plans: 334\_103 Rev B, 334\_102 Rev C, 334\_001 Rev A

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.

b) Doors details also required to be secured. Elevation at scale 1:10 and section at 1:2 of typical frame and glazing bar detail of proposed glazed doors to rear extension

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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