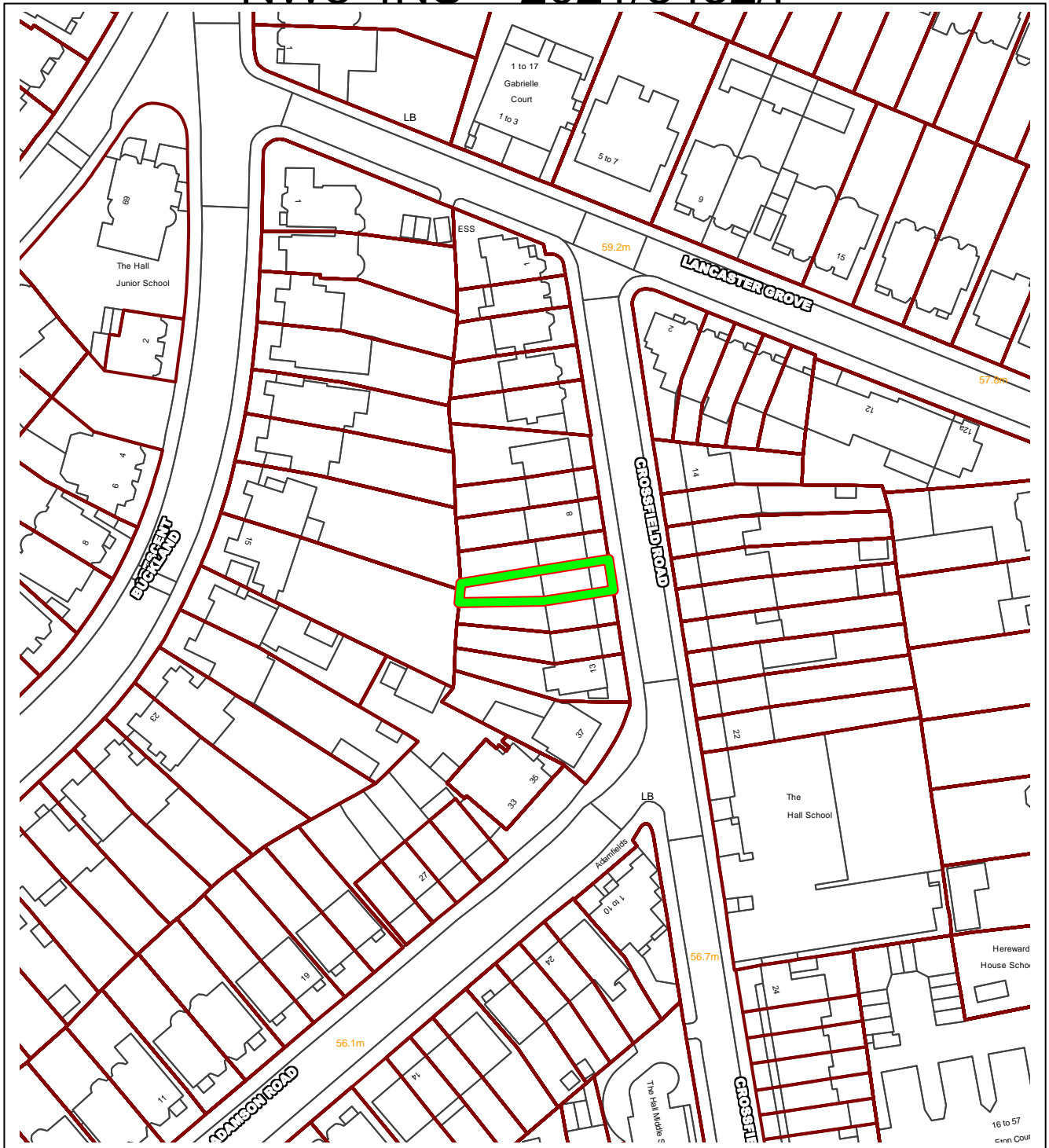


Flat 4, 10 Crossfield Road, London, NW3 4NS – 2021/3432/P



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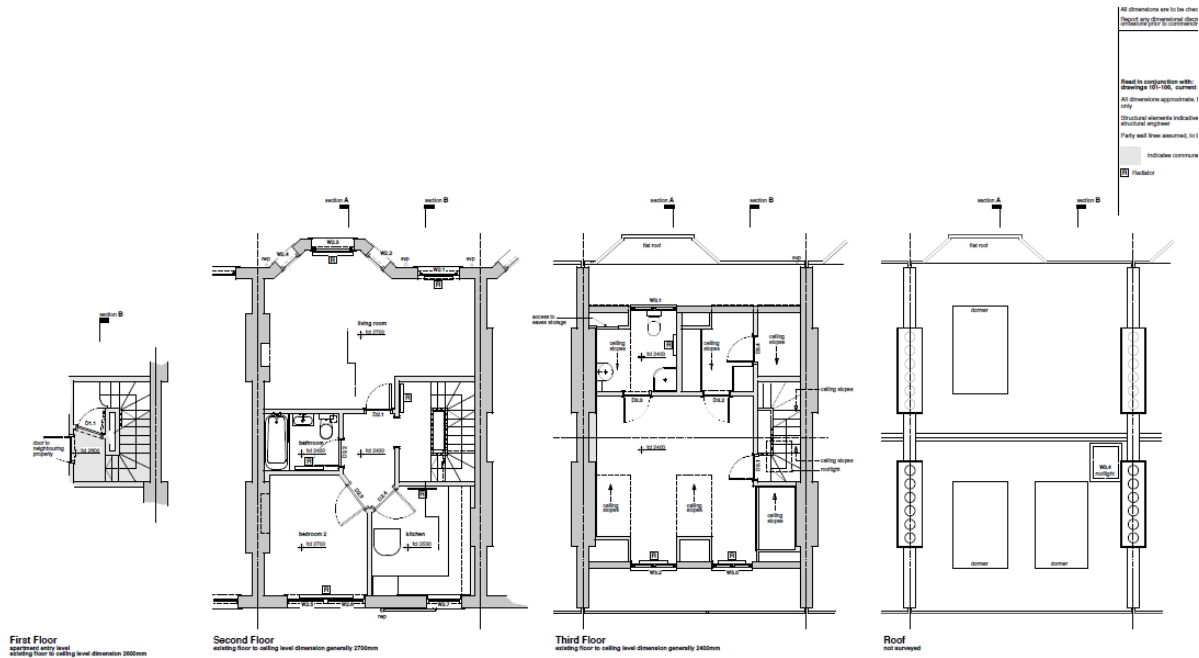
View of 10 Crossfield Road within the terrace



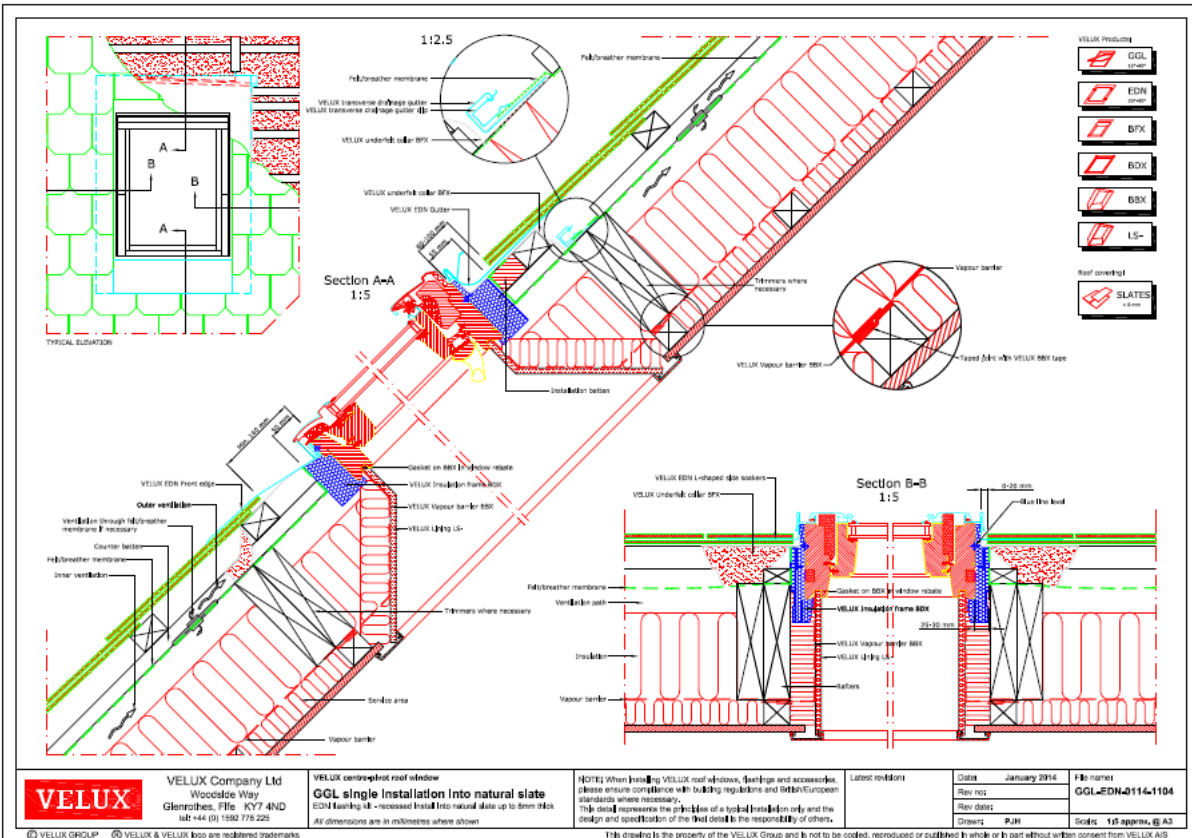
Birds Eye View of 10 Crossfield Road



Proposed Front Elevation



Existing Floor Plans



Proposed Rooflight Section (Detailed Drawing)

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	09/09/2021
		N/A / attached	Consultation Expiry Date:	12/09/2021
Officer			Application Number(s)	
Cameron Banks-Murray			2021/3432/P	
Application Address			Drawing Numbers	
Flat 4 10 Crossfield Road London NW3 4NS			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of a front rooflight				
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
Summary of consultation responses:	<p><u>Site notices were displayed on 19/08/2021 and expired on 12/09/2021.</u> <u>A press notice was advertised on 18/08/2021 and expired on 11/09/2021.</u></p> <p>No responses have been received.</p>					
Belsize Conservation Area Committee (CAAC) comments:	<p>The Belsize CAAC have objected on the following grounds:</p> <p>'Insufficient space between the dormer window and party wall to house a properly designed roof light'.</p> <p><i>Officer Response:</i> <i>This application relates to the installation of a rooflight on the front elevation, between the dormer and the southern party wall with No. 9 Crossfield Road. The applicant has issued further drawings indicating the proposed rooflight location. The width between the party wall and existing dormer measures over 3.5m; it is considered that the proposed space is sufficient to accommodate a rooflight. See the Design and heritage section below for further details.</i></p>					

Site Description

The site is a three storey plus basement and roof extension mid-terrace property located on the western side of Crossfield Road, within a residential area of Belsize Park. The existing site comprises a four-storey dwelling split into four residential flats. The site is located within the Belsize Conservation Area and is not identified as making a positive contribution to the character or appearance of the conservation area.

Relevant History

- **9300608** - The continued use of the existing basement flat and change of use of upper floors to 2 x 2 bed self contained flats and 1 x 4 bed self contained maisonette including a rear basement conservatory and two rear dormers. as shown on drawing 123/AP01A 02A S01 S02. **Granted 19/05/1993**

Relevant policies

The National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan (2017)

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Supplementary Planning Guidance

CPG Design (January 2021)

CPG Home Improvements (January 2021)

CPG Amenity (January 2021)

Belsize Conservation Area Strategy and Management Plan (2003)

Assessment

1.0 Proposal

1.1 The proposal seeks to insert a conservation style rooflight on the front roof of the property, located next to the existing dormer window. The proposed rooflight is situated on the roof between the existing dormer window and the neighbouring party wall, with ample space on either side.

2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- Design and heritage (the impact that the proposal has on the character of the host property as well as that of the wider Belsize Conservation Area);
- Amenity (the impact of the proposal on the amenity of adjoining occupiers).

3.0 Design and heritage

3.1 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. Policy D2 will not permit development that results in harm that is less than

substantial to the significance of the heritage asset unless the public benefits of the proposal significantly outweigh that harm.

3.2 The proposed rooflight is considered to sit comfortably within the front roofscape and will not overwhelm the roof form, the dimensions and materials are considered to match that which has been erected elsewhere along the street and considered as suitable for the conservation area. The proposed rooflight will not be seen from public vantage points and is considered to have minimal harm on the character and appearance of the building or the Belsize Conservation Area. The Council's Conservation Officer has reviewed the application and confirmed that the proposed rooflight will not be easily seen from the public realm and is considered acceptable for this location.

3.3 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.

4.0 Amenity

4.1 Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring 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. This is supported by CPG Amenity.

4.2 The proposed development seeks a minor external change which is the installation of a new rooflight on the front elevation of the building. The proposed rooflight will allow natural light into the habitable space. Due to the property's siting and height, it is not considered that the proposed rooflight will be seen from the street level nor result in a loss of privacy or have a detrimental impact on neighbouring properties in terms of artificial light spill. Therefore, the proposal is considered in accordance with policy A1 of the Local Plan.

5.0 Conclusion

5.1 The proposed development is considered acceptable in terms of design and impact on neighbouring residential amenity and is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017, The London Plan 2021 and NPPF 2021.

6.0 Recommendation

6.1 Grant conditional planning permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 17th October 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 and search for 'Members Briefing'.

Application ref: 2021/3432/P
Contact: Cameron Banks-Murray
Tel: 020 7974 2078
Email: Cameron.Banks-Murray@camden.gov.uk
Date: 12 October 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
www.camden.gov.uk

Mr Luke Pagarani
Flat 4
10 Crossfield Road
London
NW3 4NS

Dear Sir/Madam

DRAFT
DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 4
10 Crossfield Road
London
NW3 4NS

Proposal: Installation of a front rooflight .

Drawing Nos: PLD 22 68075 103 Proposed Elevation Plan, PLD 21 61865 103 GA Elevations, PLD 21 61864 102 GA Sections, PLD 21 61863 101 GA Plans, GGL-EDN-0114-1104 Section Plan, and Location Plan

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: PLD 22 68075 103 Proposed Elevation Plan, PLD 21 61865 103 GA Elevations, PLD 21 61864 102 GA Sections, PLD 21 61863 101 GA Plans, GGL-EDN-0114-1104 Section Plan, and Location Plan.

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

- 3 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

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) 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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Chief Planning Officer