

PLANNING STATEMENT

ADL Planning Pty Ltd
Planning For Better

41 Belsize Road, London, NW6 4RX

ADL

Planning Statement to accompany an application for the erection of a rear infill extension at first floor level to 41 Belsize Road



ADL Planning Pty. Ltd.
www.adlplanning.co.uk
contact@adlplanning.co.uk
December 2022

Contents

Introduction.....	2
Application Site	2
The Proposal.....	2
Planning Considerations	2
Conclusion	4

Introduction

This statement has been produced to accompany an application for planning permission for the erection of an infill extension at rear, first floor level of 41 Belsize Road.

The Council approved an earlier, very similar proposal under 2020/4864/P. The only difference between the earlier approval and this current one is that it is no longer proposed to infill at second floor level.

It is considered that the proposals would preserve the character and appearance of the parent building and the rear street scene whilst also not resulting in any detriment to the residential amenity of the surrounding occupiers.

Application Site

The application site is a three storey, single family, terraced.

The property is not located within a Conservation Area and it is not a listed building.

The Proposal

Planning permission is sought for the infill of the existing recessed area to the rear of the property at first floor level only.

The existing balcony at first floor level will be removed as part of the proposals.

The materials of the infill will match those present on the existing building and save for the removal of the infill at second floor, the bulk of scheme is identical to the earlier approval.

The current proposal includes the provision of larger patio doors to the rear elevation at first floor level than previously approved. There is quite a variety of fenestration patterns along the terrace with no clear pattern discernible.

Planning Considerations

The relevant planning policies are contained within Camden's Local Plan. The following policies are considered relevant to the consideration of these proposals:

A1 – Managing the impact of development

D1 – Design

Also of consideration are the adopted SPDs on Home Improvements, Amenity and Design. The proposals have been designed to align with the advice within these documents.

When considering the earlier scheme, the Council stated

"The first and second floor rear extension would be 1m deep, span the full width of the property and infill the whole rear space between the projecting eaves and 2 party walls of the house."

Camden Planning Guidance generally seeks to resist full width rear extensions, as they can often dominate the building which is being extended. The Guidance also considers ground floor extensions to be generally preferable to those at higher levels.

It is however considered that the proposed rear extension would, in this case, remain subservient to the existing building, by reason of its unique form, design and materials. It is also noted that the extension would not be visible from the public realm and the house is not within a conservation area nor is listed.

The existing house, in common with its neighbours, has an unusual architectural design at the rear in that the projecting flank walls create an alcove appearance to the rear facade. The proposal would remove this architectural feature so that the rear facade now has a more traditional flat profile. However it is considered that this would not significantly harm the appearance and character of the existing building. It would not result in a bulky projecting or incongruous extension and would remain subordinate and appropriate to the overall house.

Other properties in the same terrace as the application property have full-width lower floor rear extensions. The proposed rear extension would be higher than other existing rear extensions here but less bulky as it does not project out so far; it is noted that a similar 3 storey infill extension was granted permission next door at No.39 Belsize Road on 8.9.09 reference 2009/2990/P.

It would also have matching render (first floor) and timber cladding (second floor) to the existing rear elevation. It is considered that, given that the architectural features of the existing building would be capable of absorbing the first and second floor element of the rear extension and would have matching materials and fenestration details to the existing, the extension would be acceptable in design terms. The proposed rear infill extension would not project beyond the original flank walls of the existing house therefore it would not cause any loss of daylight and outlook to the adjoining occupiers. The juliet balcony at first floor level and window at second floor window both replace the existing ones; the further projection rearwards of 1m is considered to be minimal so as not to create any further loss of privacy."

Although the development does differ as it now is not proposing the second floor addition and the change to the doors on the rear elevation, the now proposed scheme is very similar to this earlier approval. The earlier approval represents a material consideration with significant weight. There have been no changes to relevant primary legislation or development plan policies and guidance in the interim that would lend themselves to reaching a different conclusion on the proposals.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017.

Conclusion

Planning permission is sought for the erection of a rear infill addition at first floor level. The extension would feature large patio doors and a Juliet balcony. The existing roof terrace at first floor level would be removed.

The proposal is considered to be a discreet addition to the rear of the building. The alterations will preserve the character and appearance of the parent building and the rear street scene given the limited visibility of the rear within the wider surrounds and similar infill additions and alterations at neighbouring properties.

It is considered that the proposed works would preserve the character and appearance of the parent building in accordance with adopted Local Plan policies and the detailed guidance provided in the Council's Supplementary Planning Document, House Improvements. The proposals will not result in significant or unacceptable impacts to the residential amenity of the surrounding properties in accordance with Policy A1 of the Local Plan.

ADL

www.adlplanning.co.uk

contact@adlplanning.co.uk

