

London Office:
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27/01/2023

Sent via planning portal only:

Dear Sir/Madam

PLANNING APPLICATION – THE TOWN & COUNTRY PLANNING ACT 1990

PART RETROSPECTIVE APPLICATION FOR THE REPLACEMENT OF SIDE STAIRCASE, NEW SIDE ELEVATION WINDOWS AND RELOCATION OF ACCESS DOOR. PROPOSED ERECTION OF FENCING TO FRONT AND SIDE BOUNDARY

FLAT B, 39A BELSIZE AVENUE, LONDON, NW3 4BN

Please accept this covering letter as an accompaniment to this full planning application for retrospective and proposed works at Flat B, 39A Belsize Avenue, London, NW3 4BN ('the site'). This letter provides a summary of the site and the proposed development.

Please also find enclosed a completed application form, CIL form and a full set of pre-existing, existing, as built and proposed plans including site location plan.

The Site

The application site lies on the northeast side of Belsize Avenue and comprises a four storey (including lower ground floor) semi-detached residential property that is made up of 5 residential flats. This application solely relates to the lower ground floor flat which also owns the front garden of the property.

The site lies within the Belsize Park Conservation Area where the pair of semi-detached properties and many of the surrounding properties are listed as positive contributors to the associated conservation area. Belsize Avenue has a varied built form and architectural detail as well as many differentiating front boundary treatments.

The Proposal

The proposed development seeks partial retrospective consent for new windows and an access door along the side elevation as well as the associated staircase to the lower ground floor level. The proposed works relate to the removal of the front boundary wall and erection of a new 1.0m and 0.6m high fence to the front boundary and erection of new fencing to lower ground floor.

Planning Policy

National Planning Policy

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental, and social. The following sections are relevant to the consideration of this application; Section 12 (achieving well designed places), and Section 16 (conserving and enhancing the historic environment).

Local Planning Policy

The adopted development plan for the London Borough of Camden comprises of the London Plan (2021) (LP), the Camden Local Plan (2017) (CLP) as well as the supporting Camden Planning Guidance (CPGs).

Planning Assessment

Design and heritage impacts:

Policy D1 of the Camden Local Plan (CLP) requires development to be of the highest architectural and urban design quality, and have particular regard to design and visual impact and to the context within which it is placed, and the contribution it makes to the landscape qualities of the area.

CLP 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.

The surrounding area comprises of varying scale, formation and architectural detail. There is also a number of varying front boundary treatments in height and appearance, as shown on the following pages. The existing brick wall at the site does not match its adjoining properties in terms of materials or appearance and is of no architectural or historic value.

The application proposes to replace the front boundary walls with fencing as well as fencing along the side boundary. The front boundary fencing would sit just below the existing pillars at the front entrance of the site. The fencing would therefore remain subservient in form and would be reflective of the character of the wider surroundings. The timber fence would be appropriate within the setting of the associated conservation area and limit any visual impact on both the host property and immediate street scene. Fencing to the side boundary would be screened by existing soft landscaping and have a limited visual impact on the wider setting on the area given its discrete location.

The development proposes a greater amount of landscaping within the front garden of the property to replace previous landscaping. The landscaping will visually improve the setting of the host building as well as the wider street scene and conservation area and would encourage biodiversity enhancements.



Figure 1 - Front Boundary Treatment at No.45 Belsize Avenue

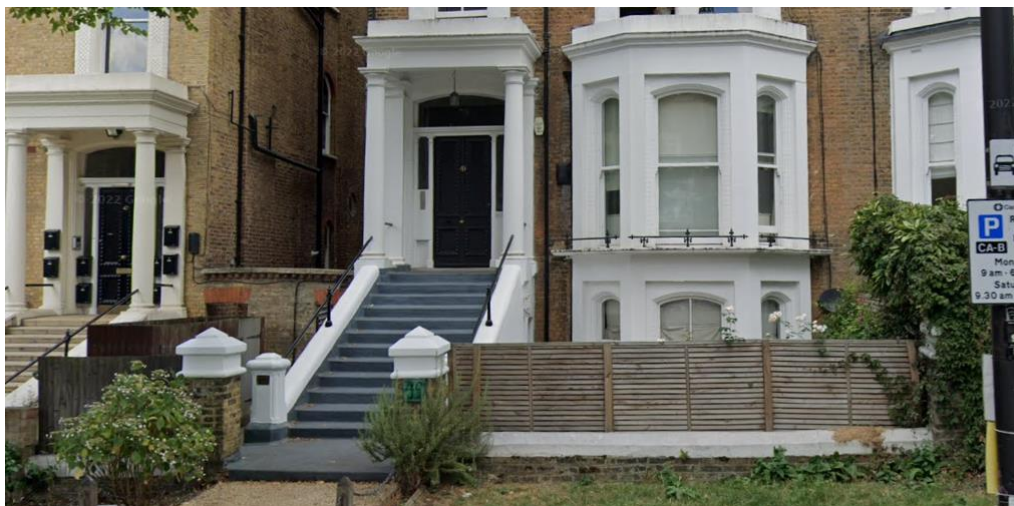


Figure 2 - Front Boundary Treatment at No.49 Belsize Avenue



Figure 3 - Boundary Treatments at Nos. 38 and 40 Belsize Avenue

The retrospective works of the application apply to the side elevation including a larger access door, replacement of existing entrance with a matching window and amalgamation of two existing windows to create one larger window.

The enlarged access door builds upon a pre-existing door at the site and its enlargement is minimal. Therefore, this form of development would have a limited impact on both the appearance and historic value of the host dwelling. The new access door, given its location at a lower ground floor level, would not be visible from the surrounding conservation area and would not therefore have an adverse impact on the character and appearance of the area.

The pre-existing main access door has been replaced with a window to match the existing adjacent window. The implementation of a matching window protects the heritage and visual appearance of the site in line with both policies D1 and D2 of the Camden Local Plan.

The retrospective works also include the amalgamation of two single windows of no architectural or historic value with a larger double sliding sash opening. The siting of these windows have been deemed acceptable by previous development and the new window will have limited impact on the public realm or conservation area given its location at lower ground floor level and side elevation.

The proposed works to the front boundary and front garden would be acceptable in regard to design and heritage impact given the variation of boundary treatments that exist locally. The scale would be subordinate to the host site and materials used to compliment the associated conservation area. The retrospective works to the side elevation are minimal and would have a neutral impact on the appearance of the host dwelling and its historic value. Given the location of these works along the side elevation and lower ground floor level, the public realm and views from the wider conservation area will be protected. The proposed and retrospective works would therefore fully comply with policies D1 and D2 of the Camden Local Plan.

Summary

As demonstrated within this letter and supporting documents, the works are considered to have an acceptable impact on the character and appearance of the property and Conservation area. The development is therefore in accordance with the aforementioned Development Plan policies and it is respectfully requested that planning permission is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions please do not hesitate to contact me.

Yours faithfully

Allen Sacbucker
Associate
SM Planning