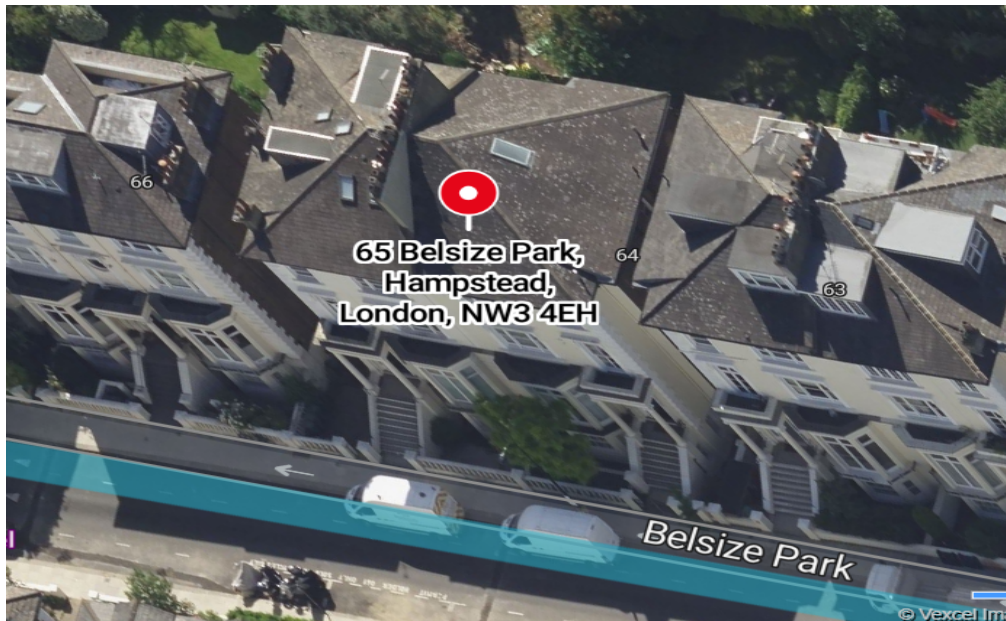


65 Belsize Park 2025/0456/P



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Photos for 2025/0456/P – Garden Flat, 65 Belsize Park, London, NW3 4EH



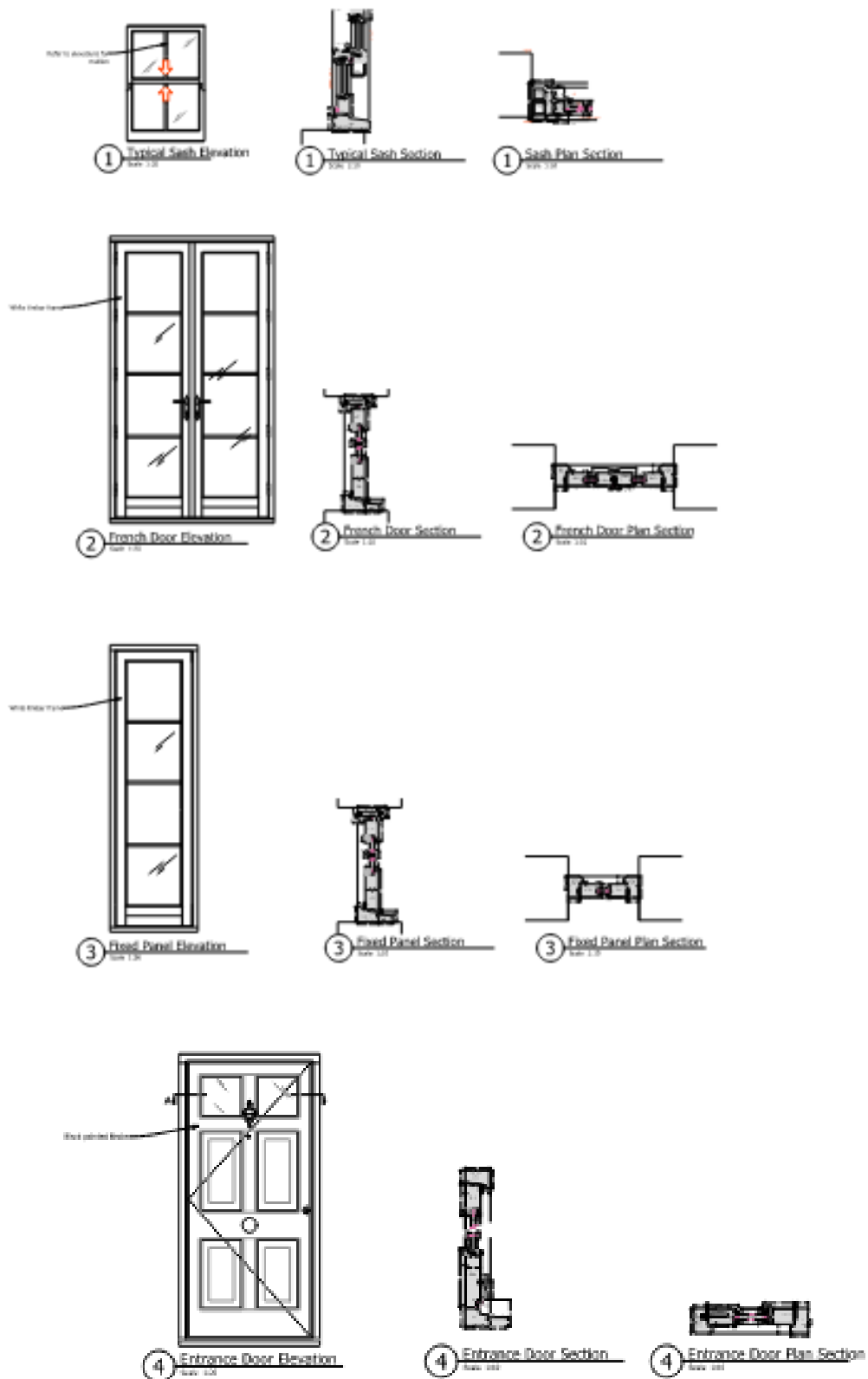
1 - Aerial View



2 – Front Elevation



5 - Existing & Proposed Elevations - ELE001-E



6 - Window and door detail - DET001- A

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	12/05/2025
		N/A / attached		Consultation Expiry Date:	20/04/2025
Officer			Application Number(s)		
Fast Track SC			2025/0456/P		
Application Address			Drawing Numbers		
Garden Flat 65 Belsize Park London NW3 4EH			Please see decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Replacement of windows to the front, side and rear elevations; side door replacement, blocking up of window on side elevation and erection of side entrance gate.					
Recommendation(s):		Grant planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informative:				
Consultations				
Adjoining Occupiers:	No. of responses	02	No. of objections	02
Summary of consultation responses:	<p>Site notices were displayed from 26/03/25 to 19/04/25 and a press notice was published 27/03/25 that expired on 20/04/2025.</p> <p>Objections were received from two neighbouring residents at 64 Belsize Park and Ground Floor Flat at 65 Belsize Park. Summary below:</p> <ul style="list-style-type: none">Concerns around the provision of supporting information and certificate status.Proposed window design does not match the design of the property resulting in consequent loss of architectural symmetry and historic character. Single glazing would be preferable, glazing bars are not adequate.Existing burglar bars on the front elevation are not shown on either the existing or proposed elevations, it is not clear whether these are to be removed or retained.The proposed close boarded fence brought forward in line with the front elevation and full width to the boundary will be visually inappropriate and intrusive in size, material & design, and should not be permitted. If the fence is to be allowed it should be at a reduced height and set back substantially from the front elevation, behind the step out in the side elevation. <p><u>Officer Response:</u></p> <ul style="list-style-type: none">Application was resubmitted with the correct certification and notifications sent.Existing & Proposed Drawings were revised incorporating burglar bars. The thickness of the glazing will match the thickness of the existing single glazing. The frames have the same thickness on the front elevation therefore will maintain character and appearance of the property ensuring it does not appear visually different from other windows at the property. The glazing bars have been made integral.The concerns raised regarding the materials and positioning of the fence have been addressed in 2.1.6 of the report.			
Belsize Conservation Area Advisory Committee	<p>A comment was received from the Belsize Conservation Area Advisory Committee (CAAC), which can be summarised as follows:</p> <ul style="list-style-type: none">The window divisions should be no thicker than for single glazing. <p><u>Officer Response:</u></p> <p>The thickness of the glazing will match the thickness of the existing single glazing. The frames have the same thickness on the front elevation therefore will maintain character and appearance of the property ensuring it does not appear visually different from other windows at the property. The glazing bars have been made integral.</p>			

Site Description

The application site is the lower ground floor flat situated in a semi-detached property comprised of four flats located at 65 Belsize Park, London, NW3 4EH. The site is located within the Belsize Park Conservation Area and is identified as a positive contributor, though is not listed.

Relevant History

Application site

PWX0002681 - Alteration at roof level, including the provision of dormer windows to the side and rear, the insertion of 3 rooflights to the front and side of the building and the replacement of existing windows with timber framed, sliding sash windows, all in connection with the provision of additional residential accommodation for the existing second floor flat. **Granted - 16/10/2000**

Relevant policies

National Planning Policy Framework 2024

The London Plan 2021

Camden Local Plan (2017)

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

Draft Camden Local Plan (DCLP)

The council published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation in January 2024. Responses to the consultation and a [Submission Draft Camden Local Plan](#) (updated to take account of the responses) was reported to Cabinet on 2 April 2025 and the Council on 7 April 2025. The Council resolved to agree the Submission Draft Local Plan for publication and submission to the government for examination following a further period of consultation.

The Council has published the Camden Local Plan Proposed Submission Draft for consultation. The consultation closes on Friday 27 June 2025.

The Submission Draft is a significant material consideration in the determination of planning applications but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Camden Planning Guidance

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

Belsize Park Conservation Area Statement (2003)

Assessment

1. Proposal

- 1.1 The proposal is for the replacement of windows to the front, side and rear elevations; replacement of the existing side entrance door, the blocking up of a window on the side elevation and the erection of a side entrance gate further forward than the existing gate.

2. Assessment

- 2.1 The material considerations for this application are as follows

- Design and Heritage
- Amenity
- Biodiversity

3. Design and Heritage

- 3.1 Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 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.
- 3.2 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policies D1 and D2 are relevant to the application: development should respect local context and character; preserve or enhance the historic environment and heritage assets; comprise details and materials that are of high quality and complement the local character; and respond to natural features.
- 3.3 The Council's Design and Home Improvements CPG recommend the like-for-like replacement of historic windows, and where existing single glazing is replaced with double glazing, it advises that structural glazing bars should be retained rather than stuck on glazing bars.
- 3.4 The Design CPG also notes that alterations should always take into account the character and design of the property and its surroundings. It states that 'timber is the traditional material for doors and windows and will often be the most appropriate material, whereas uPVC can have a harmful aesthetic impact and an inability to biodegrade and therefore is strongly discouraged'.
- 3.5 The application site is located in Belsize Conservation Area. As such section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") is relevant, and requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.
- 3.6 The effect of this section of the Listed Buildings Act is that there is a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption. The NPPF provides guidance on the weight that should be accorded to harm to heritage assets and in what circumstances such harm might be justified (section 16).
- 3.7 Belsize Park is characterised by pairs of mid-1850s stucco villas. The Conservation Area statement notes, "*The closely spaced villas maintain a continuous building line and their repeated forms with narrow gaps between give a uniform rhythm to the streets and provide important, glimpsed views.*" It also states, "*Normally the infilling of gaps will be resisted where an important gap is compromised or the symmetry of the composition of a building would be*

impaired. "Belsize Park. It also refers to the importance of preserving or enhancing the character or appearance of the area, nothing the harmful cumulative impact that minor inappropriate alterations can have on the character and appearance of buildings and streets, and the area as a whole, including inappropriately sized windows in unsuitable materials. It advises that timber framed sash windows should be retained.

- 3.8 Belsize is an area of large scale, imposing semi-detached Victorian Villas of distinct yet uniform appearance. They show elaborate and consistent architectural detail and within the designated boundary there is little to detract from the unity of appearance with front boundary walls of stucco, pierced balustrade and moulded coping.
- 3.9 The proposal seeks to remove the existing timber fence to the side passage and erect a new gate further forward. The initial proposal included only a minimal setback from the front elevation which officers considered to be intrusive and cause harm to the character and style of the property and the important gap between neighbouring pairs of buildings. The proposed timber fence has since been revised in accordance with advice given by officers and is now acceptable due to the setback position which still allows views of the rear garden to be preserved through the gap. The revisions have satisfactorily addressed the concerns raised and as a result the visual impact of the proposed gate would not be significantly different to the existing fence. The proposal is replacing and repositioning the existing fence 4.6m in front of the original position and approximately 5.6m from the front boundary.
- 3.10 The proposal seeks to replace the existing single glazed timber sash windows with double glazed white painted timber sash windows to match the existing which is considered appropriate in terms of size, design, material and positioning and would be in keeping with the character and appearance of the existing building and neighbouring buildings. The frames have the same thickness on the front elevation and therefore will maintain character and appearance of the property and this part of the Belsize Park Conservation Area. The change from single to double glazing would have limited impact on the appearance of the building given the thickness of the glazing bars would be maintained thus addressing the concerns that have been raised by neighbours and the CAAC.
- 3.11 The proposal seeks to replace the existing rear single glazed windows (to bay) and door with timber framed double glazed windows and French doors extended to the ground which will be in keeping with the materials of the proposed extension. Those to the front and side will be white painted timber to match the existing. The proposed works are considered acceptable in the context of the property and wider conservation area. Overall, the proposals would preserve the character and appearance of the host building and this part of the conservation area and are therefore considered acceptable.
- 3.12 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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

4. Amenity

- 4.1 Local Plan Policy A1 (Managing the impact of development), supported by CGG Amenity, seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and by only granting permission to development that would not harm the amenity of communities, occupiers and neighbouring residents.
- 4.2 There are no amenity concerns as a result of this proposal in terms of loss of privacy or overlooking to neighbouring properties. As such, it is considered in amenity terms to accord with Camden Local Plan Policy A1 (Managing the impact of development) and the relevant Camden Planning Guidance.

5. Biodiversity Net Gain (BNG)

5.1 Biodiversity Net Gain (BNG) requirements came into effect for small sites on 02 April 2024, however, there are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

5.2 This proposal relates to minor works to the fenestration and would not impact any existing areas of garden or greenery. The proposed works are therefore de minimis and is exempt from the requirements of Biodiversity Net Gain as they would not impact or decrease the biodiversity value.

6. Recommendation

6.1 Overall therefore, the proposals are considered to be sympathetic to and in keeping with the existing appearance of the host property in terms of the design, locations, proportions and materials, and would preserve the character and appearance of the conservation area and would protect neighbouring amenity in accordance with Policy A1, CC2, D1 and D2 of the Camden Local Plan.

6.2 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 16th June 2025, 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: 2025/0456/P
Contact: Fast Track SC
Tel: 020 7974
Email:
Date: 12 June 2025

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

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25 Albany Gate
Potters Bar
Potters Bar
en6 1dn
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Garden Flat
65 Belsize Park
London
Camden
NW3 4EH

DECISION

Proposal: Replacement of windows to the front, side and rear elevations; side door replacement, blocking up of window on side elevation and erection of side entrance gate.

Drawing Nos: Please refer to conditions below.

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: Location Plan; Planning Statement; GAP001 - H3; ELE001-E2; DET001-A.

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 policy 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 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.

- 3 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.
- 4 Biodiversity Net Gain (BNG) Informative (1/3):
The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).

5 Biodiversity Net Gain (BNG) Informative (2/3):

+ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
 - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
 - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
 - The application is a Householder Application.
 - It is for development of a "Biodiversity Gain Site".
 - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
 - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

6 Biodiversity Net Gain (BNG) Informative (3/3):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

+ The effect of section 73(2D) of the Town & Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

+ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

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

Yours faithfully

Chief Planning Officer

DECISION