

CONSULTATION SUMMARY

Case reference number(s)

2024/0724/P

Case Officer:

Alex Kresovic

Application Address:

31 Belsize Park Gardens
London
NW3 4JH

Proposal(s)

Variation of condition 3 (Approved Plans) of development granted under reference 2020/5975/P dated 2 August 2021 for the 'Installation of side roof dormer window, replacement of side rooflight, addition and alterations of windows on side elevation, infill of rear lightwell at basement level, installation of new walk-on skylight to rear and minor alterations to basement, enlargement of rear door, replacement of rear balcony and balustrade and front window with door', namely to make changes to the approved side and rear elevation windows and the addition of a rear staircase.

Representations

Consultations:	No. of responses	2	No. of objections	2
			No of comments	0
			No of support	0
Summary of representations (Officer response(s) in italics)	Press advert and site notice 18/04/2024 to 19/05/2024 <u>Two (2) neighbouring properties object to the following issues:</u> <ol style="list-style-type: none">1. From the opposite side of the road, it appears that there is a lean in number 31 towards number 33, from the first floor level. This can be seen by looking at the side wall and the slope of the frames above the first floor windows. Please can Camden Council double check any engineering work and structural integrity related to the planning application.2. Seeking clarification that a new window is withdrawn from the current proposal.3. Change of use of the location on the side elevation, from a side door to a large double window.			

4. The new windows should use frosted glass up to the height of an individual, ie up to 1.8m.
5. The proposal shows the enlargement of the windows along the back wall and in the bay at the garden level. The proposed enlargement is both in terms of width and height, as drawn these windows would be extraordinarily large.
6. The proposal outlines a new balcony to be added to the rear of the building at the raised ground floor level. The style of the Belsize Conservation Area is to use a curved balcony around the bay, not rectangular, this curved shape is a feature of the Area. Clarification is sought that a curved balcony will be installed in this location around the bay window.
7. We await confirmation that the tiling at the street entrance of number 31 will be returned back to the original black and white chequered tiling used throughout the Belsize Conservation Area.
8. There is cracking evident in the plasterwork at the front of the building, at the first floor level above the main doorway and the windows at the first floor level.

Officer response

1. *The structural aspect of the application site does not form part of the proposal; however, the applicant has advised that an engineer has been engaged.*
2. *Window has been withdrawn and does not form part of the application.*
3. *The side boundary wall obstructs the view between the neighbouring property.*
4. *All windows opposite existing windows at 33 will use opaque glazing to ensure privacy for both houses as per condition 4 of 2020/5975/P.*
5. *These windows do not have a view to 33 as they are on the rear elevation only.*
6. *The balcony was approved under 2020/0575/P. The balcony will not be visible from the public realm and Council's conservation officer raised no objection to the change from a curved balcony to a straight line balcony.*
7. *Does not form part of the application, however for clarity, the floor*

	<p><i>finish at the entrance will be returned to the correct approved finish.</i></p>
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| | <p><i>8. Does not form part of the application, however for clarity, this will be repaired during the course of the building works.</i></p> |
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Recommendation: Grant S73 application