
Planning & Design and Access Statement



1. Introduction

- The application site encompasses an existing 2 storey building currently in office use within Class E.
- The building is currently owned and occupied by the applicant themselves a local (development) company and the first floor is used wholly for document and office storage. The ground floor provides office space for approximately 3-4 persons .
- The site lies within the Belsize Conservation Area and within the Belsize Village Sub Area.
- The property is identified as making a positive contribution to the character of the Conservation Area.
- As such the Conservation Area is a Designated Heritage Asset and the building itself is a Non-Designated Heritage Asset.

2 Planning History

P9603159	102-104 Belsize Lane NW3	Works of alterations involving raising of the roof height and introduction of 3 dormer windows to the front roof slope at 104 Belsize Lane, infill at roof level to number 102 Belsize Lane. Alterations to front facades, as shown on drawing numbers; AR2/01, /02.	18-10-1996	Refuse Planning Permission		
P9602600	104 Belsize Lane, NW3	Installation of new windows and door to ground floor fenestration and raising of the roof for office accommodation and insertion of four dormer windows to the elevation, as shown on drawing numbers, AR1(01), /(02).	30-08-1996	Refuse Planning Permission		
9500924R1	102-104 Belsize Lane NW3	Erection of a first floor rear extension for office purposes and erection of dormer windows to the front elevation at 102 Belsize Lane. as shown on drawing no(s)5B, 11A, 12B, 13B, 14B.	31-01-1996	Grant Full Planning Permission (conds)		
9500924	102-104 Belsize Lane NW3	Erection of a rear extension and erection of dormer windows to the front elevation at 102 Belsize Lane. (Revised plans submitted).	17-05-1995	Withdrawn received	Application-revision	
9560120	102-104 Belsize Lane NW3	Partial demolition, in association with works to erect a rear extension and dormer window to the front elevation, as shown on drawing no(s) 5B, 11A, 12B, 13B, 14B.	17-05-1995	Grant Consent	Conservation Area	
9560010	102-104 Belsize Lane NW3	Works of demolition to front and rear elevations and roof as shown on drawing numbers 94107/201A and 94107/101.	31-01-1995	Refuse List.Build. or Cons Area Consent		
TP54958/8679	104 Belsize Lane, Hampstead.	alteration of entrance door at 102 Belsize Lane, Hampstead, N.W.3. to form a link-up with the ground floor of No. 104 Belsize Lane, Hampstead.	13-07-1962	conditional		

3 Character and Townscape

- Belsize Lane and Haverstock Hill are the only roads in the area shown on John Rocque's plan of London dated 1745. Belsize Lane situated on high ground winds its way from Haverstock Hill to Belsize Village a public space formed from a triangle between Belsize Lane and Belsize Terrace comprising a wide variety of commercial activity; shops, restaurants and cafes, medical, food, providing a comprehensive range of facilities to the local community which also attracts people from a wider area and is recognised as a 'neighbourhood shopping and service area "neighbourhood shopping and service area"
- 104 Belsize Lane is located at the rear of 8 Daleham Gardens. 98 - 102 have merged to form a larger group including 31-37 (odd) Daleham Mews.
- At street level, these buildings have been variously altered over the years, with almost no original shopfronts surviving.
- Since Belsize Terrace became pedestrianised with its southerly prospect, it has become a temporal place the focus of much activity; a playground for children after school, a casual meeting place, an extension to the cafes along that frontage and as a place for social and musical events.
- The commercial uses mix with residential on the north side of Belsize Lane and the Terrace at street level from 44 to 104 [even] and for the most part residential [flats] on the upper floors.
- The south side from 41 to 69 [odd] is primarily a series of 2 storey undistinguished houses which have replaced the original livery stables in recent times. The houses opposite the application site are a little larger at 3 storey.



Top: South eastern side of Belsize Lane (facing north west opposite application site)

Bottom North western side of Belsize Lane (application site No.104 at far left of image)



• Looking North east



• Looking South West



• **Front Elevation No.104 Belsize Lane**

4 The Proposals

- A single leaf, white painted timber entrance door is proposed to be inserted at the south end of elevation with modest alterations, again in white painted timber, to match the existing and also to the adjacent window to accommodate this and to broadly match the height of the existing adjacent window
- The door is to allow flexibility of use and occupation of the of the premises
- The door opens inwards and not over the highway.

5 Assessment

- The proposed alterations are particularly minor in nature, almost *de minimis* in scale and perception. They will have no effect upon the overall composition and appearance of the front elevation which retains the existing fabric and pattern of the windows above, delineation between brick and render and, of course, the roofscape and eaves.
- The ground floors of these buildings, throughout this area of Belsize Park have already been heavily altered with a variety of opening size and appearance.
- There would be no material or demonstrable harm the nature of the building continuing to make a positive contribution to the character and appearance of the conservation area. This Non-Designated heritage asset status would remain unchanged by these modest alterations and its inherent character and positive contribution remaining.
- In the context of the host building, and the visual and architectural character and townscape described in this statement there would be NO that would be no material or demonstrable harm at any level to the character and appearance of the Belsize Park Conservation Area.
- The proposals would preserve the character or appearance of the area : On this basis, the application fully accords with Camden Local Plan Policies D1 Design and D2 Heritage.