

CONSULTATION SUMMARY

Case reference number(s)

2024/4791/P

Case Officer:

Fast Track Team - Geri

Application Address:

5 Belsize Court Garages
Belsize Lane

London
NW3 5AJ

Proposal(s)

Replacement of two existing front dormers with three new dormers, replacement of front ground floor barn doors with sliding doors and replacement of existing timber window with new metal door to the existing roof terrace.

Representations

Consultations:	No. notified	0	No. of responses	2	No. of objections	0
					No of comments	2
					No of support	0

Summary of representations

(Officer response(s) in italics)

The Belsize Society commented on the application:

- 1) The three proposed dormers would unbalance the façade. They are disproportionately large and nearer to the front elevation with multiple glazing bars.
- 2) Would like to ensure that the replacement garage doors are kept as close to the original as possible.

Case officer's commentary on ground of comment:

- 1) *A revision was received, and the size of the proposed dormers was reduced. Their width would approximately match the width of the dormers at No.3 whereas their length would be slightly smaller. The Juliet balconies are no longer part of the proposal and therefore the position of the dormers on the roof are considered acceptable.*

Furthermore, they are positioned further away from the front elevation than the ones at No. 3.

- 2) A revision was also received, and only two of the originally proposed three doors would slide open sideways. It is also proposed to refurbish the historic hinges and restore the single glazed panes with thin glazing bars.*

The Belsize CAAC also commented on the application:

- 1) The new dormers should match their neighbours on that side of the court in size and position.
- 2) The glazing bars in the new windows should be no thicker than for single glazing.
- 3) The secondary external doors should be in wood to match the existing since the sliding doors will be open a lot of the time.

Case officer's commentary on ground of comment:

- 1) A revision was received, and the size of the proposed dormers was reduced. Please see 1) above in response to the Belsize Society*
- 2) As mentioned above in 2) in response to the Belsize Society, it is proposed to restore the single glazed windows with thin glazing bars.*
- 3) Internal works do not require planning permission.*

Recommendation:- Grant conditional permission.