

The Coach House

50A Belsize Square

NW3 4HN

London

The Coach House, 50A Belsize Park, NW3 4HN - Photomontage

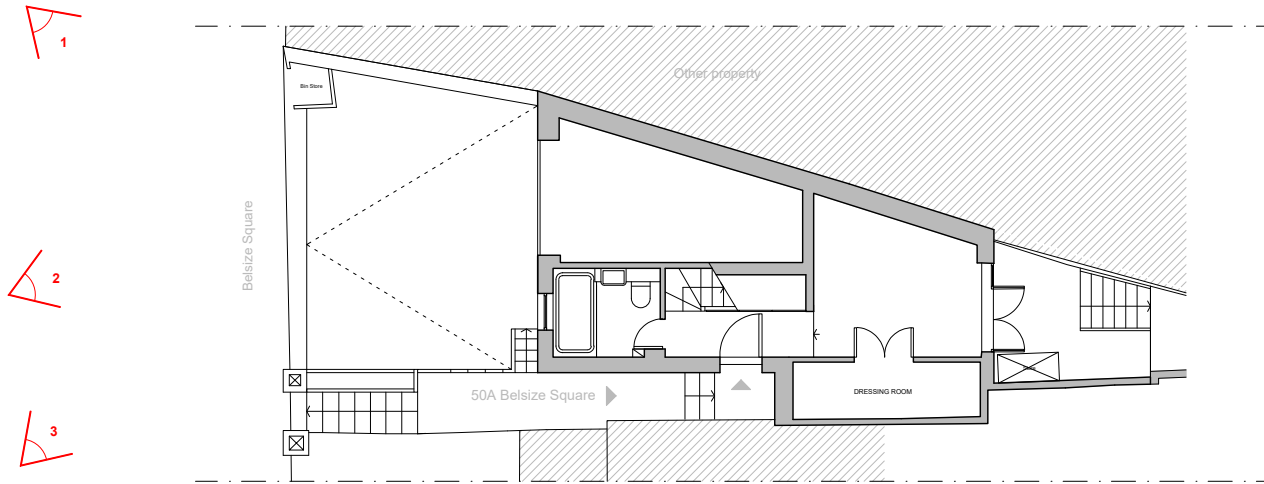


Photo 1



Photo 2



Photo 3

HERITAGE STATEMENT

The site is located at the end of a group of semi-detached properties on the northern side and to the east of five single storey garages on Belsize Square. The site has a particular triangular shape and hosts The Coach House, a three storey single family dwelling house. The property includes a front area that allows the access to the garage through a quite steep slope. The house is accessed from a side footpath which is shared with the adjacent Flat 1, 50 Belsize Square.

The site is within the Belsize Park Conservation Area and within an Article 4 Direction Area in terms of Permitted Development Rights (Camden Council. 2010. Article 4 Direction Notice and Schedule).

The Coach House is not a Listed Building. The site does not contain any Tree Preservation Orders.

To the south of the site is The Church of St Peter, a Grade II Listed building.

The proposed alterations are the replacement of the existing garage shutter with a uPVC window and the conversion of the garage into a gym.

A number of additions and adjustments have been made to the existing building and neighbouring properties including alterations to front and rear elevations, new extensions and loft and dormer conversions which form precedents in the consideration of this planning application.

The planning history of The Coach House, 50A Belsize Square is recorded as follows:

34592- Conversion of the existing garage into two-storey house. Granted, 03/12/1982.

34841- Retention of dormer window in side elevation. Granted, 28/10/1982.

35515- The retention of the alteration to the aide house. Refused, 01/03/1983.

37084- Alterations to elevations and form of roof. Granted, 02/05/1984.

PWX0002961- Alterations at front ground floor level and at roof level. Granted, 19/03/2001.

2005/2651/P- Erection of a timber summerhouse in rear garden of single family dwelling house. Granted, 09/09/2005.

Consent has already been granted for various changes to the neighbouring properties along Belsize Square.

The minor alterations to the main facade aim to make a positive contribution to the streetscape of Belsize Square.

The proposed materials have been chosen to match the existing materials and the neighbouring properties.

The overall aim of the design and selection of materials will keep the existing palette of blue and white and respond positively to the neighbouring buildings. The proposal carefully considered the features of the conservation area.

