

The Coach House

50A Belsize Square

NW3 4HN

London

CONTENTS

INTRODUCTION

THE SITE AND THE PROPERTY

THE PLANNING HISTORY

THE SCHEME

CONCLUSION

INTRODUCTION

This planning statement has been prepared by Ale&G Design Solution on behalf of the applicants, Mr Phil Welch and Mrs Jayne Chiazzari.

The report accompanies the submission of the Planning Application for the proposed alterations to The Coach House, 50A Belsize Square, NW3 4HN.

It will aim to provide a detailed description and assessment for the proposed changes.

The planning permission is regarding the replacement of the existing garage shutter at ground floor level with a window and the conversion of the garage into a gym.

This statement is supported by Existing Site Location, Existing and Proposed Front Elevation, Existing and Proposed Cross Section AA' prepared by Ale&G Design Solutions.

THE SITE AND THE PROPERTY

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 main elevation has a light cyan rendered wall with uPVC windows on the ground and first floor, while the doors on the top level are aluminium white painted.

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.



Fig. 1 Aerial view of The Coach House, 50A Belsize Square, NW3 4HN.



Fig. 2 Bird eye view looking at the Front Elevation of The Coach House on Belsize Square.

**PLANNING HISTORY_The Coach House, 50A Belsize Square
NW3 4HN**

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.

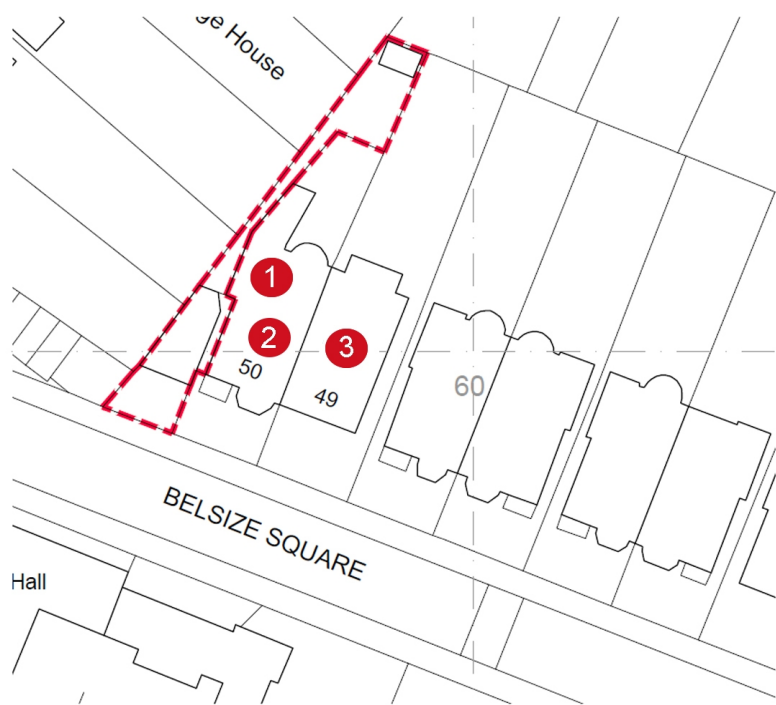
35515- The retention of the alteration to the aide house. Refused,
01/03/1983.

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 in Belsize Square.
Please have a look at the following layout:



1 FLAT 1, 50 BELSIZE SQUARE LONDON NW3 4HN

Application Number 2017/1512/P
 Application Type: Full Planning Permission
 Development Type: Residential Minor Alterations
 Proposal: Erection of single storey outbuilding in the rear garden.
 Current Status: REGISTERED

Application Number 2011/4258/P
 Application Type: Full Planning Permission
 Development Type: Residential Extension
 Proposal: Erection of a single-storey lower ground floor extension to existing residential flat (Class C3).
 Current Status: FINAL DECISION
 Decision: Granted 04-10-2011

Application Number 2010/6930/P
 Application Type: Full Planning Permission
 Development Type: Residential Minor Alterations
 Proposal: Erection of a single-storey conservatory at rear basement level including works to existing balcony with additions and alterations to residential dwelling (Class C3).
 Current Status: WITHDRAWN

2 50 BELSIZE SQUARE LONDON NW3 4HN

Application Number 2015/7178/P
 Application Type: Full Planning Permission
 Development Type: Residential Minor Alterations
 Proposal: Installation of balustrade railings at first floor level to the front elevation (retrospective)
 Current Status: FINAL DECISION
 Refused and Warning of Enforcement Action to be Taken 01-03-2016

Application Number 2015/3854/P
 Application Type: Full Planning Permission
 Development Type: Residential Minor Alterations
 Proposal: Installation of double glazed French doors following removal of first floor window, and associated railings, to front elevation (retrospective).
 Current Status: APPEAL DECIDED
 Appeal Decision: Dismissed 16-09-2016
 Decision: Refused and Warning of Enforcement Action to be Taken 10-12-2015

Application Number 2015/0375/P
 Application Type: Full Planning Permission
 Development Type: Residential Minor Alterations
 Proposal: Retrospective planning application for addition of external metal balustrade above portico at front and replacement of 1 x timber sash window with white painted timber French doors with double glazed inserts which are also located above the portico on the front elevation.
 Current Status: WITHDRAWN

Application Number 35515
 Application Type: Historic Planning Application
 Development Type
 Proposal: The retention of the alteration to the aide house.
 Current Status: FINAL DECISION
 Decision: Refusal 01-03-1983

Application Number 34841
 Application Type: Historic Planning Application
 Development Type
 Proposal: Retention of dormer window in side elevation.
 Current Status: FINAL DECISION
 Decision: Permission 28-10-1982

Application Number 34592
 Application Type: Historic Planning Application
 Development Type
 Proposal: Conversion of the existing garage into two-storey house.
 Current Status: FINAL DECISION
 Decision: Conditional 03-12-1982

Application Number 33949
 Application Type: Historic Planning Application
 Development Type
 Proposal: Change of use including works of conversion to 8 self-contained flats, and erection of a dormer window in rear and side elevations.
 Current Status: FINAL DECISION
 Decision: Conditional 17-06-1982

Application Number 22557
 Site Address: 50 Belsize Square, NW3
 Application Type: Historic Planning Application
 Development Type
 Proposal: Change of use of the front basement room from residential to office use.
 Current Status: FINAL DECISION
 Decision: Refusal 27-05-1976

3 49 BELSIZE SQUARE, London, NW3 4HN

Application Number 2007/1994/T
 Application Type: Notification of Intended Works to Tree(s) in a Conservation Area
 Development Type: Trees
 Proposal: REAR GARDEN: 1 x Pear, 4 x Malus & 9 Cypress Leylandii - Remove.
 Current Status: FINAL DECISION
 Decision: No Objection to Works to Tree(s) in CA 06-06-2007

Application Number TCX0106722
 Application Type: Notification of Intended Works to Tree(s) in a Conservation Area
 Development Type: Camden Dataload - used for defaulting
 Proposal: REAR GARDEN 1 x leylandii cyprus - fell. 11 x leylandii cyprus - reduce in height.
 Current Status: FINAL DECISION
 Decision: No objection to works-TCA-Council spec 03-10-2001

Application Number PWX0002316
 Application Type: Approval of Details
 Development Type: Camden Dataload - used for defaulting
 Proposal: Approval of details pursuant to additional condition 06 of Planning Permission dated 7th March 2000 relating to hard and soft landscaping, As shown on drawing numbers; 403-01 Front Garden; 06.563.24 Front Wall Details; Black & White A3 sheet photocopy photos (1), Colour photos (A), (B), (C) attached to letter dated 24th May 2000.
 Current Status: FINAL DECISION
 Decision: Grant Approval of details 06-06-2000

Application Number PWX0002298
 Application Type: Approval of Details
 Development Type: Other
 Proposal: Approval of details of architraves, mouldings and other architectural features to the front elevation and details of the full height glazing panel to the flank elevation pursuant to additional condition 01 attached to the planning permission granted on 7th March 2000 (ref: PW9902883/R1) for the alteration and extension of the property in connection with its conversion from 4 flats to a single house, As shown on drawing numbers 06.563.21 - 23, unnumbered package of A4 size drawings of window details and letters dated 31st March 2000 and 17th July 2000 from G.J.P Practice.
 Current Status: FINAL DECISION
 Decision: Grant Approval of details 08-08-2000

THE SCHEME

The application seeks a permission for the replacement of the existing garage shutter with a uPVC window and the conversion of the garage into a gym.

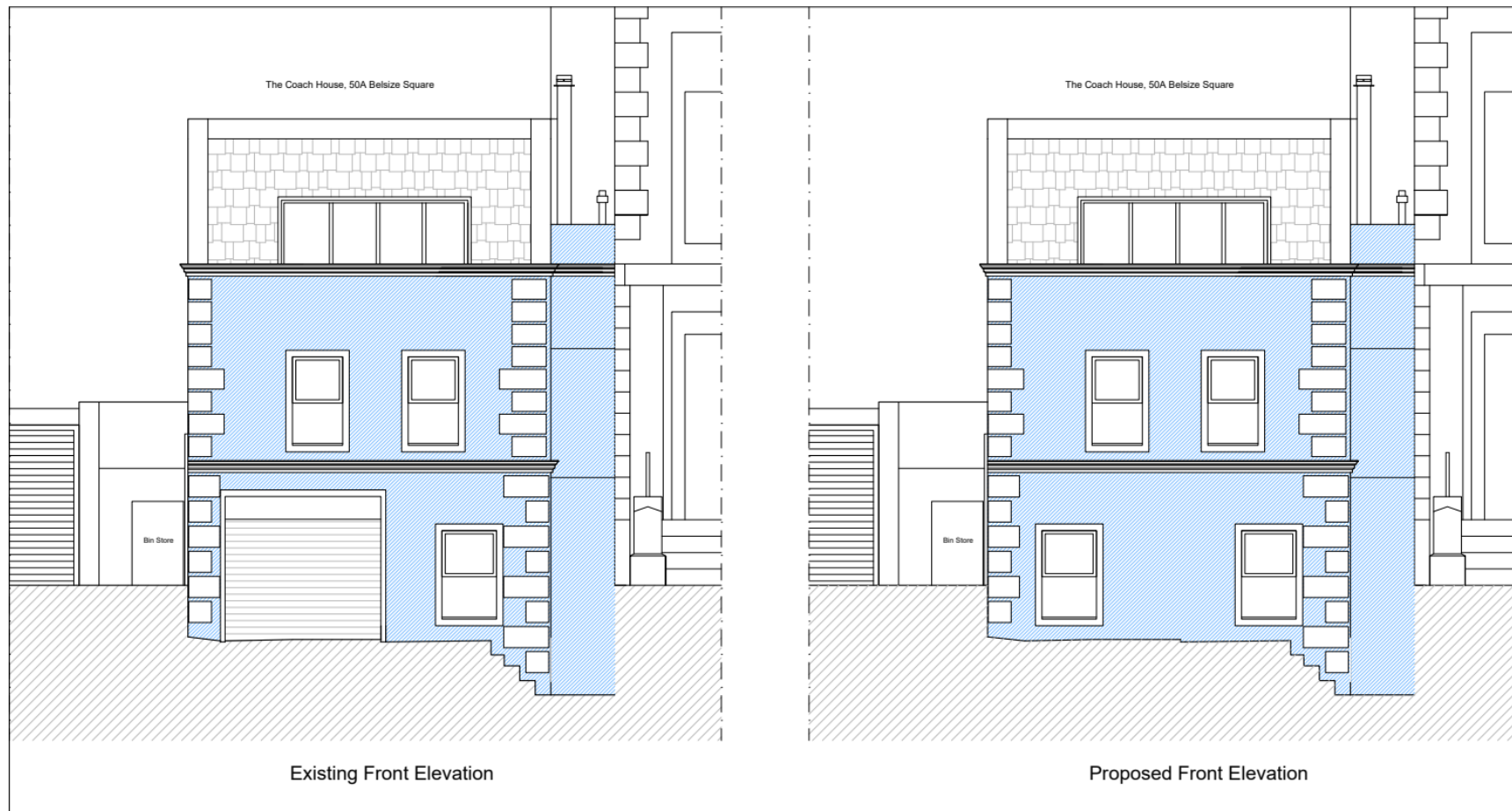
The main facade will be more harmonious as the existing opening will be significantly reduced and in terms of materials, instead of the existing chunky dark grey aluminum shutter, an uPVC window of the same size as the one existing on the ground floor (bathroom window) will be installed.

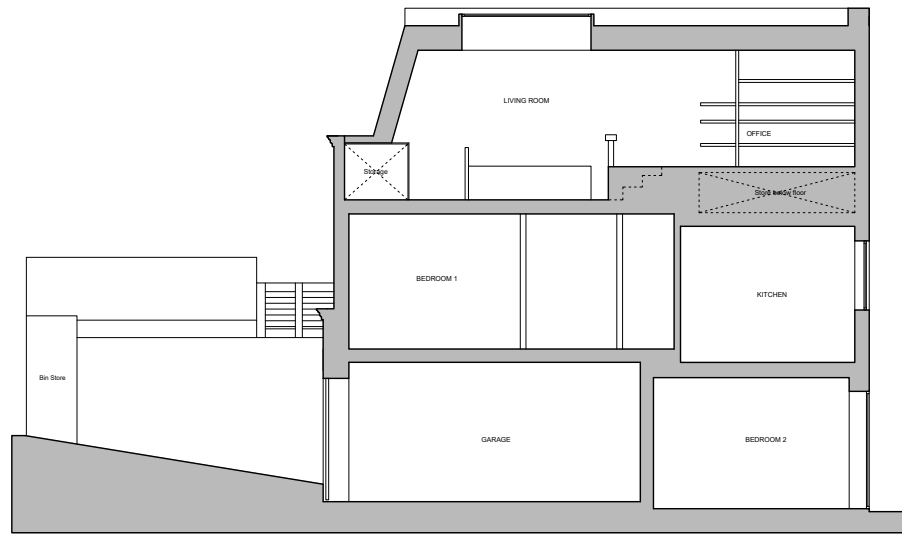
The plastered wall will be made uniform and homogeneous, it will also be painted as the rest of the main elevation.

There will be no other changes to the main facade.

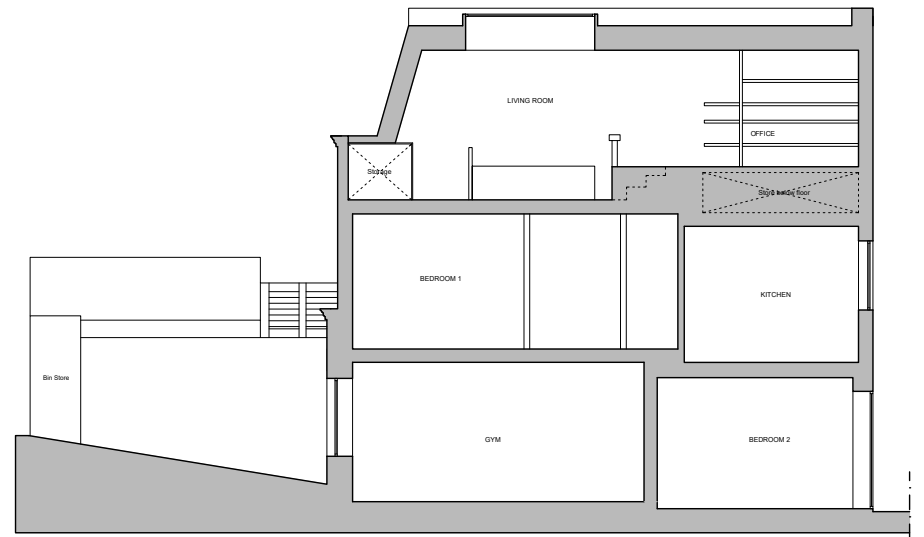
CONCLUSION

It is our opinion that the proposed minor changes respect and enhance the character and appearance of The Coach House.





Existing Cross Section



Proposed Cross Section