

Delegated Report		Analysis sheet		Expiry Date:	13/08/2013
		N/A		Consultation Expiry Date:	18/07/2013
Officer			Application Number		
Aysegul Olcar-Chamberlin			2013/3192/P		
Application Address			Drawing Numbers		
57 Belsize Park London NW3 4EH			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal					
Erection of storage with green roof in front lightwell of residential building.					
Recommendation:		Refuse permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	

Consultations

Adjoining Occupiers:	No. notified	76	No. of responses	00	No. of objections	00
			No. Electronic	00		

Summary of consultation responses:	<p>A site notice was displayed from 21/06/2013 to 12/07/2013. A press notice was advertised on 27/06/2013.</p> <p>No response from the adjoining occupiers has been received.</p>
---	---

CAAC/Local groups comments:	<p>Belsize CAAC objected to the proposal on the following grounds:</p> <ul style="list-style-type: none"> • Too large and inappropriate structure; • Lack of information and inaccurate drawings (useful to have photos showing the street side wall of the lightwell). <p>Belsize Residents Association objected to the proposal as the new structure is too large and fills in the lightwell which is an important feature of the street.</p>
------------------------------------	---

Site Description

The property is a 3-storey plus basement and accommodation in the loft space semi-detached Italianate villa located on the south side of Belsize Park. The site lies within Belsize Park Conservation Area, and is included in a group of buildings in the Conservation Area Statement as making a positive contribution to the character and appearance of the Conservation Area.

The character of the Conservation Area is largely derived from the architectural style of the 19th Century Italianate villas.

Relevant History

2011/5615/P- Planning permission was refused on 23/12/2011 for the installation of timber door at front basement level and erection of rendered brick wall within lightwell (Retrospective). Reason for refusal:

“The front bay door at basement level and brick wall within the lightwell represent incongruous features to the host building, which harm its heritage value as a positive contributor, and would fail to preserve or enhance the character and appearance of the wider Belsize Park Conservation Area, contrary to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and to policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.”

An appeal was logged against this refusal. The inspectorate dismissed the appeal on 08/05/2012. In summary the inspectorate comments were:

- Physical alterations to basement fenestration and lightwell are directly visible to passers-by.
- Given the height and width of the door and window openings, combined with the scale of the lightwell retaining walls, the development has a harmful cumulative impact upon the appearance on no.57.
- The design and layout of the alterations to the façade of no.57 are inconsistent with the mainly Italianate architectural style of the surrounding properties.
- The development fails to preserve or enhance the character and appearance of the Belsize Park Conservation Area.

EN10/0603: A letter sent to offender on 11/03/2011 advising to replace door with window and remove wall at basement level. An enforcement notice was issued on 20/07/2011

Relevant policies

National Planning Policy Framework (NPPF) 2012

London Plan (2011)

LDF Core Strategy and Development Policies (2010)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP22 (Promoting sustainable design and construction)

DP24 (Securing high quality design)

DP25 (Conserving Camden's Heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

DP27 (Basements and lightwells)

Camden Planning Guidance 2011

CPG1 (Design) – Sections 2, 4 and 6

CPG4 (Basements and lightwells) – Section 2

Belsize Conservation Area Statement (2003)

Pages: 11,12, 30 and 39

Assessment

Proposal

It is proposed to erect a structure with a green roof behind the front boundary wall in the lightwell. The proposed structure would be used as a storage space and would have the entire width of the front lightwell (3.3m), a depth of 1.4m and a height of 1.5m.

Design / Impact on Conservation Area

Policy DP24 states that the Council will require all developments, including alterations and extensions to be of the highest standard of design and respect character, setting, form and scale of the neighbouring properties and character and proportions of the existing building. Policy DP25 seeks to preserve and enhance important elements of local character in order to maintain the character of the conservation areas.

According to the Conservation Area Statement low walls alongside the road add to the attractive appearance of the front gardens and architectural setting of traditional 19th century buildings. Supporting text on paragraph 2.59 of CPG4 also states that the basement walls should respect the original design and proportions of the building.

Buildings with basement bay and front lightwell spaces are common architectural features in this area.

The proposed structure would take up more than one third of the front lightwell and would be approximately 30cm below the street level. Given the low front boundary wall it would be visible from the street scenes by passers-by. The proposed structure with green roof would be an alien feature to the settings of the host building and the prevailing street scene in this part of the Conservation Area. It is considered that the proposal would be out of keeping with the character and appearance of the existing building and the Conservation Area.

Impact on Amenity

Policy DP26 aims to protect the quality of life of neighbours that might be affected by developments. The proposal would have no adverse impact on the amenity of the nearby residential properties in terms of loss of daylight/sunlight, outlook or privacy.

Others

The submitted drawings show a door on the front basement elevation and brick wall around the lightwell. It appears that the enforcement notice which was issued on 20/07/2011 on the door and unrendered brick wall has not been complied. In that respect an informative is attached to the decision notice.

Conclusion

The proposed structure would be an unusual addition to the street scene and by reason of its location, size, detailed design and proximity to the street level would harm the character and appearance of the host building and the Conservation Area.

Recommendation: Refuse planning permission.