

Delegated Report		Analysis sheet		Expiry Date:		25/10/2013	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Jenna Litherland				2013/5524/C			
Application Address				Drawing Numbers			
43 Belsize Lane London NW3 5AU				Refer to draft decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details pursuant to condition 2 (contract for the carrying out of the works), to conservation area consent (Ref: 2013/1921/C) granted 16/08/2013 for demolition of existing retail showroom & flat.							
Recommendation(s):		Approve					
Application Type:		Approval of Details (Conservation Area Consent)					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		N/A					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The application site is located on the southern side of Belsize Lane, to the west of Belsize Village, in the vicinity are mainly two-storey properties and of simple design with many terraced. Those on the north side are more elaborate with retail units on the ground floor.

The building on the site is a 2 storey semi-detached cottage, part of a pair with 41 Belsize Lane. The site contains a garden area to the rear as well as a hard landscaped courtyard to the front which has previously been used for vehicular parking. The ground floor of the building was formerly in use as a Class A1 marble and stone retailers. The first floor is in residential use.

While not listed, the building on the site is identified in the Belsize Conservation Area Statement as making a positive contribution to the Conservation Area. The site is also located within the Belsize Archaeological Priority Area.

Relevant History

2013/1820/P – 2013/1921/C: Demolition of existing retail showroom & flat (Class A1/C3), excavation to provide a basement level including a raised terraced area at rear, erection of new timber gate, all in connection with the creation of a 2 storey dwelling house (Class C3). **Planning permission and Conservation Area Consent granted subject to conditions and a S106 legal agreement.**
16/08/2013

Relevant policies

LDF Core Strategy and Development Policies

CS14: Promoting high quality places and conserving our heritage

DP24: Securing high quality design

DP25: Conserving Camden's heritage

Assessment

Condition 2 states:

The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and full planning permission has been granted for the redevelopment for which the contract provides.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Assessment:

The condition does not explicitly require details of the contract for the carrying out of the works to be submitted to the Council. However, as this application has been submitted it will be assessed. The applicant has provided a signed contract for the proposed works. As such, it is considered that the condition has been complied with.

Recommendation: Approve.

You are advised that all conditions relating to conservation area consent granted on 16/08/2013 (reference: 2013/1921/C) which need details to be submitted, have been approved.