

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		18/03/2013	
		N/A		<b>Consultation Expiry Date:</b>		28/02/2013	
<b>Officer</b>				<b>Application Number(s)</b>			
Sam Fowler				2012/6646/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
24 Belsize Park London NW3 4DU				Refer to draft decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Alterations and repair work to ground floor level bay and entrance portico, replacement of front boundary wall and erection of bin enclosure all in connection with existing flats (Class C3).							
<b>Recommendation(s):</b>		Grant conditional permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Advertised: 07/00/2013; expiry: 28/02/2013 Site notice: 30/01/2013; expiry: 20/02/2013					
<b>CAAC/Local groups comments:</b>		Belsize CAAC: No objection					

## Site Description

The application site is a three storey semi-detached villa on the eastern side of Belsize Grove, close to the junction with Primrose Gardens, and within the Belsize Conservation Area. The property has been sub-divided into flats and is identified as making a positive contribution to the conservation area. The front garden of the property has been paved.

The site is located with Nos. 22 and 24 can be read as a pair.

## Relevant History

**2012/3655/P:** Installation of side door to lower ground floor level in front lightwell under existing entrance staircase and landscaping of front garden all in connection with existing maisonette (Class C3).

**2012/1804/P:** Planning permission was granted on 31/05/2012 for the conversion of two ground and lower ground floor flats, to one self contained flat (Class C3), and associated installation of new door to side elevation.

**2012/1125/P:** Planning permission was granted on 11/04/2012 for an amendment to approved scheme granted on 31/10/2011 ((ref: 2011/4268/P) to include a roof terrace with balustrade and associated works to include alteration and replacement of existing rear window with new French doors in connection with upper ground floor residential flat (Class C3).

**2011/4268/P:** Planning permission was granted on 31/10/2011 for the erection of a single-storey side and rear extension to existing lower ground floor flat (Class C3).

## Relevant policies

### LDF Core Strategy and Development Policies

#### Core Strategy

CS1 (Distribution of growth)

CS5 (Managing the Impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

#### Development Policies

DP16 (The transport implications of development)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

#### Belsize Conservation Area Statement 2003

#### Camden Planning Guidance 2011

CPG1 (Design), CPG6 (Amenity), CPG7 (Transport)

## **Assessment**

### **Proposal**

Planning permission is being sought for repairs, alterations and rendering to the front fenestration of the dwelling, as well as the front boundary stair approach and front wall. It is also proposed to increase the size of the current bin store area.

### **Considerations**

#### **Design**

Policy DP24 requires new development to meet a high standard of design which respects the setting, context, and the proportions and character of the existing building. Policy DP25 requires new development to both preserve and enhance the character and appearance of conservation areas.

The proposed increase in size of the bin area as well as the other proposed alterations are considered to be minor in nature. There are a number of bin storage areas within the surrounding area that vary in terms of design, and overall bulk and form. With no clear precedent for design, and given that the bin storage area would be no higher than the flank wall to the front of the property, it is considered on balance that the bin store would be acceptable. The use of materials, as well as the detailed design, would be in general keeping with the existing development as well as the historical character and appearance of both the existing dwelling and neighbouring properties. The proposal is therefore in general accordance with policies DP24 and DP25.

#### **Amenity**

The proposal would not result in any additional overlooking or loss of privacy above that which currently exists between the application property and neighbouring properties, and therefore the proposal is considered again to be acceptable.

#### **Highways and transportation**

The proposed wall would be taller than the existing. However, it would still be low, to match a number in the street, and there are not considered to be any specific highway implications of this.

**Recommendation:** Grant conditional Permission

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