

Delegated Report		Analysis sheet	Expiry Date:	11/02/2013
		N/A / attached	Consultation Expiry Date:	31/01/2013
Officer			Application Number(s)	
Hannah Walker			1. 2012/5273/P 2. 2012/4777/C	
Application Address			Drawing Numbers	
79 Belsize Park Gardens London NW3 4JP			Refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of side wall following the demolition of existing wall (Class C3).				
Recommendation(s):		1. Refuse planning permission 2. Refuse Conservation Area Consent		
Application Type:		1. Full Planning Permission 2. 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:	<p>Site notice and press notice – no responses.</p> <p>English Heritage replied that they do not wish to offer any comments on this occasion.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Belsize CAAC – Object to “like for like” replacement of existing wall and choice and colour of proposed new bricks which are out of keeping with the adjoining red brick houses. Comment – This is a prominent corner at a bend in Belsize Park Gardens and the original wall would have been in stucco with balusters running the length of the flank wall (see corner of Belsize Avenue/Belsize Terrace). The existing wall next to the building is not original, is poorly designed and badly constructed. The top of this wall is 10cm thick and finished with a cement fillet. The re-building of this wall presents a unique opportunity to re-instate the original and do a proper job. The garden wall is better detailed with a weathered top of projecting bricks and bricks on edge.</p>					

Site Description

The site is located at the prominent junction of Belsize Park Gardens and Lambolle Place. The building is a substantial semi detached 3 storey property with a semi basement and accommodation within the roof, now subdivided into flats. To the rear the garden has a frontage onto Lambolle Place, bounded by a mid 20th century Fletton brick wall. The building itself dates from the mid 19th century and is in the Italianate style, with stucco elevations and ornate window surrounds and bracketed eaves. The site is located within the Belsize Conservation Area.

Relevant History

None relevant.

Relevant policies

LDF Core Strategy and Development Policies

CS14, DP24, DP25

Assessment

This application is for the demolition of the existing side boundary wall facing Lambolle Place. This probably dates from the mid 20th century and is built of pink/red Fletton bricks. The wall extends for the majority of the site frontage onto Lambolle Place, besides for the first approximately 3m which comprises a lower and wider stucco faced wall, with intermediary taller stucco piers. This stucco wall encloses the front garden and continues around the corner to approximately the line of the front elevation.

The existing wall is of no historic or architectural merit and is considered to detract from the character and appearance of the conservation area due to its use of incongruous Fletton bricks. The wall is leaning outwards towards Lambolle Place and there are a number of vertical cracks running through the wall every 3-4 metres. The likely cause of the movement is the presence of two large trees in the back garden of the property, which are planted in close proximity to the wall. Given its appearance, poor condition and lack of structural integrity, there no objection to the loss of the wall in principle, subject to its suitable replacement.

It is proposed to construct a new yellow stock brick wall to the same height and alignment as the existing wall. Provision is made for a lintel to be inserted into the brickwork so as to allow for subsequent growth to the trees within the site.

Camden's Planning Guidance CPG 1 section 6.36 is clear that *"Due to the prominence of the boundary treatments in the streetscene we will expect the design, detailing and materials used to provide a strong positive contribution to the character and distinctiveness of the area and integrate the site into the streetscene."* Specifically within conservation areas the Council will expect that *"the elements are repaired or replaced to replicate the original design and detailing and comprise the same materials as the original features"* and that *"the works preserve and enhance the existing qualities and context of the site and surrounding area"* (section 6.38).

The Belsize Conservation Area Statement (policy BE9) is clear that *"Proposals should respect the original style of boundary and these should generally be retained and reinstated where they have been lost."* Whilst the replacement of the wall with traditional yellow stock bricks is an improvement over and above the existing wall, it is considered that in this prominent location there is the opportunity to reinstate a wall that is more appropriate to its architectural and townscape context. Although boundary treatments within the Belsize Conservation Area are varied, stucco boundary treatments are generally found on sites containing the large stucco faced villas that are characteristic of the area. To principal elevations these boundaries often have decorative stucco balustrading. Stock brick boundary walls are in evidence but these tend to define rear gardens where they have a

frontage to the street.

In this instance, the use of a yellow stock brick wall extending almost the full length of the Lambolle Place elevation is not considered acceptable. Whilst a brick wall defining the rear garden would be in keeping with other properties within the conservation area, it is considered that a stucco wall is most appropriate where the boundary relates to the prominent and embellished stucco faced side elevation of the building. Consequently, the proposal is not considered to adequately reflect its surrounding architectural and historic context and would harm the character and appearance of the Belsize Conservation Area.

Recommend refusal of planning permission due to the impact of the proposal on the character and appearance of the Belsize Conservation Area. Recommend refusal of Conservation Area Consent in the absence of an acceptable scheme for a replacement wall.

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