

Delegated Report		Analysis sheet		Expiry Date:		08/01/2013	
Members' briefing		N/A / attached		Consultation Expiry Date:		27/12/12	
Officer				Application Number(s)			
Tania Skelli-Yaoz				2012/6034/P			
Application Address				Drawing Numbers			
1 Daleham Mews London NW3 5DB				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
		HW					
Proposal(s)							
Installation of window at ground floor level in front elevation and installation of french doors and Juliette balcony at rear second floor level all in connection with existing dwellinghouse (Class C3).							
Recommendation(s):		GRANT PLANNING PERMISSION					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	21	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No responses received.					
CAAC/Local groups comments:		<u>Belsize CAAC</u> : No objection. <u>Belsize Residents Association</u> : Object. Concerns over addition of additional balconies and removal of feature circular window resulting in loss of character to area and building and loss of one of the building's unique heritage features. No objection to additional ground floor window.					
Site Description							
A 2 storey Victorian building on the north side of Daleham Mews in occupation as a single dwellinghouse. The site lies within the Belsize and Fitzjohns/Netherhall Conservation Area and is not listed, but is identified as a positive contributor to the conservation area in the Belsize Park Conservation Area Statement. Most of the ground floor level of the house is hidden from public view behind boundary walls on the Daleham Mews and Daleham Gardens frontages. Access to the house is gained from a door within that boundary wall.							

Relevant History

2012/5262/P pp REFUSED on 27/11/2012 for Use of existing flat roof as roof terrace and associated erection of railings and privacy screen to rear second floor level of dwelling house (Class C3).

2012/3679/P pp REFUSED on 7/9/12 for Use of existing flat roof as roof terrace and associated erection of railings and privacy screen to rear second floor level of dwelling house (Class C3).

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development;
CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design;
DP25 Conserving Camden's heritage;
DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011 – CPG6 section 7.4 – 7.11

Belsize Park Conservation Area Statement (April 2003)

London Plan (2011)

National Planning Policy Framework (NPPF) (2012)

Assessment

Proposal

Permission is sought for the creation of an additional window opening at ground floor level and the alteration to the existing oriel window at second floor level on the side elevation into double doors and installation of a balcony at that location.

Design considerations

Development Policy DP25 sets out requirements to preserve and enhance the character and appearance of the borough's conservations areas. The Belsize Park Conservation Area Statement advises that original architectural features characteristic of the conservation area should be retained and kept in good repair, and only replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features.

The proposed additional window opening at ground floor level is to be designed to similar style and detailing as the existing row of windows at that level. An additional window at that location is not considered to detract from the appearance of the elevation and accordingly this element of the proposal is considered acceptable.

The existing oriel window at the side second floor level is not considered to be an original historic feature of the building and there are no objections in principle to its alteration. However, the proposed set of doors partly picks up on the current circular nature of this element and is welcomed as the side elevation is partly visible from the public realm and adds to the charming views of the mews. The proposal for the balcony has been revised to reduce the full balcony to a Juliet-style balcony and reduce its width at the same time. A full balcony was considered to result in a cluttered elevation and the revised proposal for a Juliet balcony is subsequently considered acceptable and not detrimental to the appearance of the building or to the conservation area.

The proposal is considered acceptable and complies with policies DP24 and DP25.

There are no amenity issues. A condition is recommended to be added with regards to the second

floor area shown as 'flat roof' not to be used as a terrace in accordance with the previous refusal on this site.

Recommendation: Grant

DISCLAIMER

Decision route to be decided by nominated members on Monday 7th January 2013.

For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>