

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	09/01/2013
		N/A / attached	Consultation Expiry Date:	20/12/2012
Officer			Application Number(s)	
John Nicholls			2012/6111/P	
Application Address			Drawing Numbers	
Havercourt Haverstock Hill London NW3 4QX			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Removal of existing chimney, addition of rendering, and alterations to external plumbing and pipework of residential block (Class C3).				
Recommendation(s):				
Application Type:	Full Planning Permission			

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

Consultations

Adjoining Occupiers:	No. notified	32	No. of responses	01	No. of objections	00
			No. Electronic	00		

Summary of consultation responses: A site notice was displayed on 23/11/2012 and a press notice on 29/11/2012. No comments or objection have been received.

CAAC/Local groups* comments:
*Please Specify

The Belsize CAAC have objected as follows:

- Object to over-cladding of brickwork with render. The brickwork should be repaired and re-pointed in the traditional manner and with no alteration to the external appearance of the building.

An officer's comment can be found in paragraph 2.6.

Site Description

The property is large mansion block located on the western side of Haverstock Hill just south of Belsize Park Tube and located between Howitt Road and Belsize Grove. The property has ground floor shops units and three upper floors which wrap around into Belsize Grove with the main entrance on the southern elevation. The property is not listed but does lie within the Belsize Park Conservation Area.

Relevant History

2012/3517/P - External alterations comprising over-cladding of parts of elevations with insulated render system and changes to pipe-work – Withdrawn - 03/09/2012

Relevant policies

LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth
 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

Belsize Park Conservation Area Appraisal and Management Strategy
 Camden Planning Guidance 2011
 NPPF 2012

Assessment

1.0 Proposal

- 1.1 The proposal seeks to remove an existing chimney on the rear elevation, and add insulating render to the rear elevation, and western flank wall from first floor sill level to the roof and the addition of render pilasters on the front elevations and vertical render features in three locations in order to hide existing soil and waste pipes in these locations on the front elevation.
- 1.2 A previous scheme was submitted which was withdrawn after discussion with officer's because too much of the building was proposed to be clad in render. Post-application discussions have taken place with the owners and the proposed scheme is considered to be an acceptable compromise between rendered areas and re-pointed and repaired brickwork.

2.0 Design

- 2.1 Camden's policies DP24 and DP25 seeks that proposals are to a high level of design and respect the character, setting and context of the building, and that development within Conservation Areas preserve and enhance the character and appearance of that area.

Front elevation

- 2.2 The proposed render would be located at parapet walls level on the roof to form a cornice which would step down to approximately 400mm above the window heads on the third floor. Three vertical sections of render would drop from roof level to the cornice level above the shop fronts and would cover over the plethora of soil and waste pipes which currently exist between the kitchen and bathrooms in the flats on the upper floors. This would match the style of render and brick below the windows which exists on Holmfield Court on Belsize Grove, adjacent to the southern elevation and entrance of the application building. The edges of each end of this main façade would also have render pilasters created.
- 2.3 On the south east corner two pilasters of render are proposed on each edge of the elevation, and on the southern elevation roof cornice and edge pilasters are also proposed. A similar vertical rendered section is proposed below the centrally located windows on this elevation directly above the front door.

Western and north elevations

- 2.4 The end flank western elevation and the main rear western and north elevation are proposed to be rendered entirely from first floor sill level to the roof. The pipework on this elevation would be removed, overhauled, and re-applied over the new insulating render with any unnecessary pipework removed due to modern building techniques and requirements. The rear elevation is largely hidden from public view and the flank elevation is located in a narrow gap between this property and Holmfield Court and therefore views of this rendered flank wall would be limited and glimpsed only.

A chimney which runs up the rear elevation will be removed as it is no longer required.

Render

- 2.5 The proposed render would be formed into recessed panels below and around the windows on the front elevations and left flat on the flank and rear elevations. The depth of the render would be 170mm off the existing brickwork below the windows and 120mm in the recesses.
- 2.6 Objections from the Belsize CAAC suggest that the brickwork should be repaired and re-pointed and the external appearance of the property left as it is. However, the proposed render panels on the front elevations would firstly hide a plethora of soil and waste pipes and secondly add some level of insulation and improve and enhance the look of the property within the Conservation Area at the same time. The rear elevation is not so important and is only visible within the flats and garden which back onto the application building. The render here would also provide an

enhancement to the aesthetic of the premises within the Conservation Area.

2.7 The proposed materials are considered acceptable, as is the proposed design because it is considered to both preserve and enhance the character and appearance of the building and the Belsize Park Conservation Area.

3.0 Amenity

3.1 There are no amenity issues created by this proposal.

4.0 Recommendation: Grant Planning Permission

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/>