

<b>Delegated Report</b> (Members Briefing)		<b>Analysis sheet</b>		<b>Expiry Date:</b>		08/11/2012	
		N/A		<b>Consultation Expiry Date:</b>		25/10/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Nicola Tulley				2012/3552/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 1 14 Belsize Park Gardens London NW3 4LD				See 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>							
Installation of curved glazed window and replacement of window with french doors at rear lower ground floor level, and replacement of window with door at lower ground floor level on side elevation all in connection with residential flat (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	14	No. of responses	00	No. of objections	00
				No. Electronic	00		
<b>Summary of consultation responses:</b>		A site notice was displayed from 28/09/2012 to 19/10/2012. A notice was published in the Ham & High on 4 <sup>th</sup> October 2012.  <b>Adjoining owners/occupiers</b> No reply to date.					
<b>CAAC comments:</b>		<b>Belsize CAAC</b> Object to any structural changes to the bow window, which is a special feature in this conservation area.					

## Site Description

The application site relates to a three storey with lower ground floor semi-detached property located towards the northern end of Belsize Park Gardens. The property has been subdivided into 6 self contained flats, the application relates to the lower ground floor unit. The surrounding area is predominately residential in character with similar semi-detached properties. The application site is within the Belsize Park Conservation Area and is noted as a positive contributor in the Conservation Area Appraisal and Management Strategy.

## Relevant History

### Planning history

Full planning application, reference 9400233, was granted for: Conversion to six flats and retention of front and rear dormer windows and alteration of existing side dormer from 6.35 metres to 3 metres wide and other minor alterations.

Full planning application, reference 8803697, was refused for: Amendment to PL/8702793 and HB/8770368 by the erection of an additional side dormer and the enlargement of the front and rear roof terraces.

Conservation area consent, reference 8770368, was granted for: Demolition of a non listed building.

Full planning permission, reference 8702793, was granted for: Redevelopment of the site by the erection of a building to provide six flats.

Full planning permission, reference 8602268, was granted for: Alterations to provide additional side dormer alterations to existing dormers and repositioning of windows on flank wall.

Full planning permission, reference 8601772, was granted for: Alteration to existing dormers and side windows.

Full planning permission, reference 8600925, was granted for: Erection of an extension at the rear new windows to the side and rear elevation and new dormer windows in connection with internal conversion and refurbishment.

### Enforcement history

EN12/0216: Alleged breach: Installation of new doors at roof level. Not considered expedient to take enforcement action.

## Relevant policies

### National Planning Policy Framework (2012)

### The London Plan 2011

### LDF Core Strategy and Development Policies 2010

#### Core Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

#### Development Policies

DP24 Securing high quality design

DP25 Conserving Camden's heritage  
DP26 Managing the impact of development on occupiers and neighbours

**Camden Planning Guidance 2011**  
CPG1 Design

**Belsize Conservation Area Appraisal and Management Strategy 2003**

## **Assessment**

### **Proposal & background**

The application site is a three storey building with lower ground floor on Belsize Park Gardens. The application relates to the lower ground floor flat.

The applicant has proposed the following works:

- Removal of masonry piers to the lower ground bow window and the installation of a curved glazing system;
- Replacement of a window on the rear elevation at lower ground floor level with French doors; and
- Replacement of window with door on side elevation.

### **Design & appearance**

The rear bow window of the building is three storey's in height, rising from lower ground to first floor level. Site inspection confirms that the rear bow windows in the immediate locality are also curved. At lower ground level the applicant proposes to remove the existing angular glazing system which has been installed and the two central masonry piers and replace this with a double glazed curved glazing system with casement door set into powder coated aluminium frames.

The upper ground and first floor level bows have curved glazing, whereas at lower ground floor level it has flat glazing incorporating French doors and 2 floor to ceiling sash windows. The proposal would result in the loss of the masonry piers, but the form of the bow would be retained and the introduction of curved glazing would have a position impact on the appearance of the building. It is considered that the proposal would preserve and enhance the character and appearance of the conservation area. It will introduce a more contemporary interpretation of the traditional bow feature which exists on these buildings.

The proposal includes the replacement of existing timber sash windows on the side and rear elevation of the building with doors. The replacement doors would be timber; they should not be visible from the street and is therefore considered acceptable in relation to policies DP24 and DP25 of Camden's LDF.

### **Amenity**

The proposed alterations to the windows at rear and side lower ground floor level are not considered to raise any issues of amenity to neighbouring occupiers and are therefore acceptable in relation to policies CS5 and DP26.

### **Conclusion**

In consideration of the above the alteration to the bow window at lower ground level and replacement of a rear window and a side window with a door are considered to be acceptable in relation to policies: CS14; DP24; DP25 & DP26 of Camden's LDF.

**Recommendation: Grant conditional permission**

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