

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>06/06/2012</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		24/05/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Carlos Martin				2012/1954/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
9B LANCASTER DRIVE LONDON NW3 4EY				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>							
Replacement of existing windows, doors and balustrade, relocation of existing rooflight and installation of exterior shutters to existing doors at single dwelling house (Class C3).							
<b>Recommendation(s):</b>		Grant					
<b>Application Type:</b>		Householder Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	07	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Site notice displayed from 26/04/2012 to 17/05/2012. Press notice published from 03/05/2012 to 24/05/2012.  No response.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Belsize CAAC: No response.					

## Site Description

The application site is occupied by a part 1/part 3 storey building, which has been divided into two flats. The building is located on the west side of Lancaster Drive within the Belsize Conservation Area. Gardens to the rear of Lancaster Grove and Belsize Square properties abut the side boundaries of the site. Adjoining the single storey element of the application premises is a double garage that does not form part of the applicant's property. It has not been identified as a positive contributor

## Relevant History

**2009/3019/P:** pp **granted** for conversion of a single dwelling into 2 self contained flats (Class C3) involving additions and alterations to include a single storey porch extension, raised platform at ground floor rear together with balustrade and staircase to provide access to the rear garden.

## Relevant policies

### NPPF

#### The London Plan

#### 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

**Camden Planning Guidance 2011: 1 (design)**

**Belsize Conservation Area Appraisal**

## Assessment

The proposed alterations involve:

- the replacement of the existing windows and doors on the south elevation of the building with new double glazed steel frame windows and doors;
- the replacement of the existing balustrade with new painted metal railings on the south elevation at second floor level;
- the installation of new timber sliding shutters on the south elevation at second floor level; and
- the relocation of an existing rooflight.

The proposal has been amended to replace the originally proposed glass balustrade with railings following officers' advice.

The proposed alterations are minor and are not considered to result in any harm to the character and appearance of the building or the wider conservation area. The Belsize Conservation Area Appraisal states that "minor alterations and extensions to existing dwellings can have a cumulative impact on elements that contribute to the character and appearance of buildings, streets and areas as a whole due to inappropriate design and materials. In this case, the proposed alterations and materials would be sympathetic to the existing building and would preserve the character and appearance of the Belsize Conservation Area.

The proposal does not raise any amenity concerns.

**Recommendation:** Grant

### Disclaimer

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