

Delegated Report		Analysis sheet		Expiry Date:		02/02/2012	
		N/A / attached		Consultation Expiry Date:		02/02/2012	
Officer				Application Number(s)			
Conor McDonagh				2011/6051/P			
Application Address				Drawing Numbers			
160 BELSIZE ROAD LONDON NW6 4BJ				See draft DN			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of ground floor rear window with timber French doors and erection of external metal staircase, landing and railings to provide access to raised garden level in connection with residential flat (Class C3).							
Recommendation(s):		Grant permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	10	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice expired 13/01/12 Press adv. expired 26/01/12 No response					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A					

Site Description

Site is located to the north side of Belsize Road and comprised of a mid-terrace four storey residential property that includes a lower ground level. The building has been subdivided into three self contained flats, with the applicant's 3-bed flat occupying lower ground and ground floor levels.

The building forms part of the South Hampstead Conservation Area, but is not listed or identified as a positive contributor.

Relevant History

2011/5897/P: Conversion of lower and upper ground floor from maisonette into 2 self-contained flats (1x2 bed and 1x1bed) including erection of a conservatory extension at lower ground floor (Class C3). **WITHDRAWN** 17/01/2012.

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

London Plan 2011

Assessment

Design

The proposed French door would be constructed of timber to match the openings on the host building and therefore acceptable. The proposed staircase will include a small metal landing at ground level, measuring 1m deep by 1.65m wide and served by 8 metal steps leading to the lower ground rear garden, enclosed by metal framed balustrade. This moderate size coupled with delicately spaced metal railings, painted black, will be both sympathetic and subordinate to the host building. Moreover similar additions are constructed at neighbouring buildings within the terrace, namely 152 and 168, and although there is no history of their approval, their appearance and presence preserves the character and appearance of the conservation area.

Amenity

The moderately sized landing, described above, is not intended for use as a balcony for outdoor amenity, but to only to allow access into the existing rear garden. As such the overlooking from the landing and steps will be negligible, and cause no significant harm to neighbouring privacy. The shallow depth and transparency of the structure will also ensure that no neighbouring windows will suffer any loss of light or outlook. The addition of the structure will improve the amenity of the flat that it will serve.

Recommendation: Grant permission

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