

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		29/12/2011	
		N/A / attached		Consultation Expiry Date:		08/12/2011	
Officer				Application Number(s)			
David Glasgow				2011/5524/P			
Application Address				Drawing Numbers			
Flat A 37 Belsize Park Gardens London NW3 4JJ				Refer Draft Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
<p>Alterations to fenestration at lower ground floor level including repositioning of side entrance door and replacement of timber framed windows with aluminium framed windows to side elevation and insertion of new door and replacement windows to lower ground floor rear elevation at residential flat (Class C3).</p>							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	03	No. of responses	02	No. of objections	00	
			No. Electronic	00			
Summary of consultation responses:	<p>Press Notice: 17/11/2011 to 08/12/2011 Site notice: 09/11/2011 to 30/11/2011</p> <p>The occupier of 37B Belsize Park Gardens commented that the plans corresponded to a different address.</p> <p>Officer comment: The plans =relate to the correct address.</p>						
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Belsize CAAC - Objection :</p> <p>We object:</p> <ul style="list-style-type: none"> to aluminium windows being proposed to replace timber ones; to the proposed aluminium doors which are out of character with this style of building; the number of new openings and proposed lanterns on the side wall; and to the materials and design to the bay window. <p>Officer Comment: see section 2.0 Below</p>						

Site Description

The site is a four-storey semi-detached property located on the southern side of Belsize Park Gardens the building is not listed but is located within the Belsize Park conservation area.

Relevant History

None relevant

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

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

Belsize Park Conservation Area Statement

Assessment

1.0 Proposal

- 1.1 It is proposed to insert an additional aluminium glazed door and window and to replace an existing door and window on the lower ground floor side elevation, lower the cills and insert new double doors to the exiting lower ground floor rear bay window and to insert a new double aluminium door to replace the existing rear window to the left of the bay. All materials will be slim white aluminium and glazing. It is also proposed to install two wall lanterns to either side of the new doors.

2.0 Design

Works to side elevation

- 2.1 The lower ground floor side elevations of properties in Belsize Park Gardens have a variety of entrance and window treatments owing to both recent and historic flat conversions at lower ground floor level. The lower ground floor side elevation of the subject property is obscured from public view due to a combination of its position below street level, narrow gaps between buildings and the existence of a gated wall to the front of the property.
- 2.2 The variety of alterations to lower ground floor side elevations is now characteristic of the streetscene, at least in the instances where they are visible. The arrangement of the new and replacement doors and windows is considered to be in keeping with the existing character of the street scene whilst improving the quality of internal accommodation at the lower ground floor flat. The proposed lanterns are considered preferable to the security lights which exist in similar locations elsewhere in the street and again would not be visible from external views of the site. Whilst the use of aluminium is not usually preferable within conservation areas, in this instance given the proportions and detailing would closely match the slim clean timber framing of the existing openings at upper floors and would be almost completely obscured from external views of the site, its use is considered acceptable.

Works to rear elevation

- 2.3 The conversion of the bay windows to French doors at rear lower ground floor level and the lowering of the adjacent cills has taken place at a number of other properties in the street, including in some instances to front elevations, for example at No's. 7 and 12. Due to the secluded rear location these alterations would be concealed from views from the public realm and subject only to very limited views from the terrace to the rear of the site. As with the alterations to the side elevation, the details and proportions of the proposed aluminium frames would very closely replicate the existing slim, clean appearance of timber windows and door frames characteristic of the area. Their positioning deep within the existing reveals to matching the exiting arrangement would further lessen any impact.
- 2.4 The lowering of the cill level of the existing window to the left of the bay to accommodate the proposed aluminium double doors would respect the existing vertical rhythm of the rear elevation. The use of aluminium, at lower ground floor rear, again is considered acceptable. There are examples within the street of recently approved contemporary rear extensions at nos. 6, 7, 43, and 51 which incorporate modern glazing and metal doors and windows. The proposed works would have significantly less impact than these extensions
- 2.5 Overall the proposed alterations are not considered to harm the character or appearance of the host building street scene or conservation area.

3.0 Amenity

3. 1 The proposals will not result in any loss of neighbouring sunlight daylight privacy or outlook.

4.0 Recommendation

Grant Planning permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 19th December 2011.
For further information see

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