

Delegated Report		Analysis sheet		Expiry Date:		30/08/2011	
		N/A / attached		Consultation Expiry Date:		18/08/2011	
Officer				Application Number(s)			
Fergus Freaney				2011/3457/P			
Application Address				Drawing Numbers			
Flat D 17 Lancaster Grove Belsize Park London NW3 4EU				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Alterations to residential dwelling (Class C3) at the 1st floor front elevation for the re-installing of the moulding to existing bay window and the replacement of coping stones at parapet to bay.							
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	17	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A press notice was published on the 28/07/2011 and a site notice displayed from 20/07/2011 – no comments have been received.					
CAAC/Local groups* comments: *Please Specify		Belsize Park CAAC – No comments received.					

Site Description

The site comprises a large semi detached residential property. It is not a listed building but is within the Belsize Park Conservation Area and is covered by an Article 4 Direction which removes certain permitted development rights.

Relevant History

No relevant history

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

Belsize Park Conservation Area Statement

Assessment

Proposal:

Permission is sought for the reinstatement of mouldings and coping stones at the top of front bay window.

Assessment:

The proposed works to reinstate lost historic features is welcomed and is in accordance with Camden Planning Guidance. The moulding would have a rendered finish to match the existing building façade and the coping stones would be stone. This is considered to be acceptable and appropriate.

Recommendation: Grant Planning Permission

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