

Delegated Report		Analysis sheet		Expiry Date:		11/10/2010	
		N/A / attached		Consultation Expiry Date:		16/09/2010	
Officer				Application Number(s)			
Carlos Martin				2010/4218/P			
Application Address				Drawing Numbers			
Flat B 12 Belsize Park Gardens London NW3 4LD				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Alterations, involving extending three window sills to ground level and replacing a window with a door on the side elevation, as a revision to planning permission ref. 2008/5401/P granted on 17/12/2008 for alterations including repositioning of existing front door on side elevation and alterations to windows at front and side at lower ground floor level in connection with the (front) lower ground floor flat (Class C3).							
Recommendation(s):		Grant permission					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	09	No. of responses No. Electronic	00 00	No. of objections	00
Summary of consultation responses:		Site notice displayed – No replies.					
CAAC/Local Group comments:		Belsize CAAC – No objection <i>(Please note that the objection logged on the application database from the Belsize Residents Association actually relates to app. ref 2010/4212/P for 24 Belsize Park Gardens)</i>					
Site Description							
12 Belsize Park Gardens is a semi-detached basement [lower ground] + 3-storey white stucco Victorian Villa that has been converted into flats. The lower ground floor is divided into 2 flats, which are accessed from the side passage. No. 12b is to the front of the property. The building is not listed but the site is within the Belsize Park Conservation Area.							
Relevant History							
11387: Planning permission granted 28/7/71 for the conversion of the basement flat into two self-contained flats.							
2008/5401/P: planning permission granted for alterations including repositioning of existing front door on side elevation and alterations to windows at front and side at lower ground floor level in connection with the (front) lower ground floor flat (Class C3).							

Relevant policies

Replacement Unitary Development Plan 2006

B1 General design principles
B3 Alterations and extensions
B7 Conservation areas

Camden Planning Guidance 2006

Belsize Park Conservation Area Statement

LDF Core Strategy and Development Policies

The Inspector's Report into the Camden Local Development Framework Core Strategy and Development Policies Development Plan documents ("DPD"s) was published on 13th September and found the policies in the DPDs to be sound. This means "considerable weight" can now be given to these LDF policies even though at this stage they have yet to be formally adopted by the Council. Where there is a conflict between UDP policies and these LDF policies the Planning Inspectorate would consider it reasonable to follow the latter. However prior to formal adoption UDP policies should still be taken into account as the Council's adopted Development Plan.

LDF Core Strategy

CS14 Promoting high quality places and conserving our heritage

Development Policies Development Plan

DP24 Securing high quality design
DP25 Conserving Camden's heritage

Assessment

Planning permission is sought for amendments to planning permission ref. 2008/5401/P for repositioning of existing front door on side elevation and alterations to windows at front and side at lower ground floor level in connection with the (front) lower ground floor flat (Class C3).

The proposed amendments involve extending three side windows to ground level and replacing an approved window for a door.

The previous application was approved in the context of the lower levels of the side elevation of this property are only minimally visible from the street frontage, and because of the fact that there is a high side wall adjacent to the proposed alterations to the side elevation, which means that they are largely concealed from the front of the building and also that they would have a minimal impact on the adjoining property.

The proposed amendments are considered to be acceptable – they do not involve widening the existing openings and, as they are barely visible from the public realm, they would preserve the overall character and appearance of the building and the conservation area. They do not raise any amenity issues for neighbours.

Recommendation: Grant

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