



28 BELSIZE LANE, LONDON NW3 5AB
HUMA WILSON

**APPLICATION FOR DEMOLITION CONSENT
SUPPORTING MATERIAL**

016_DC_01
JULY 2010

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
- 1.0 LOCATION PLAN - ORDINANCE SURVEY 1:1250
- 2.0 DESCRIPTION OF PROPOSED DEMOLITION WORK
- 3.0 PHOTOGRAPHS OF EXISTING HOUSE FOR PROPOSED DEMOLITION

REVISIONS

REV	DATE	DESCRIPTION	BY
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1.0 LOCATION PLAN - ORDINANCE SURVEY 1:1250



 proposed demolition

scale = 1:1250

2.0 DESCRIPTION OF PROPOSED DEMOLITION WORK

Number 28 Belize Lane is located at the junction of Belsize Lane and Wedderburn Road, within the Fitzjohns/Netherhall Conservation Area. It is a non-listed, post-war detached house, unusual for the immediate area, in that it is of a contemporary 1970's design and Camden's Conservation Area statement for the area describes the style of building making neutral contribution to the area.

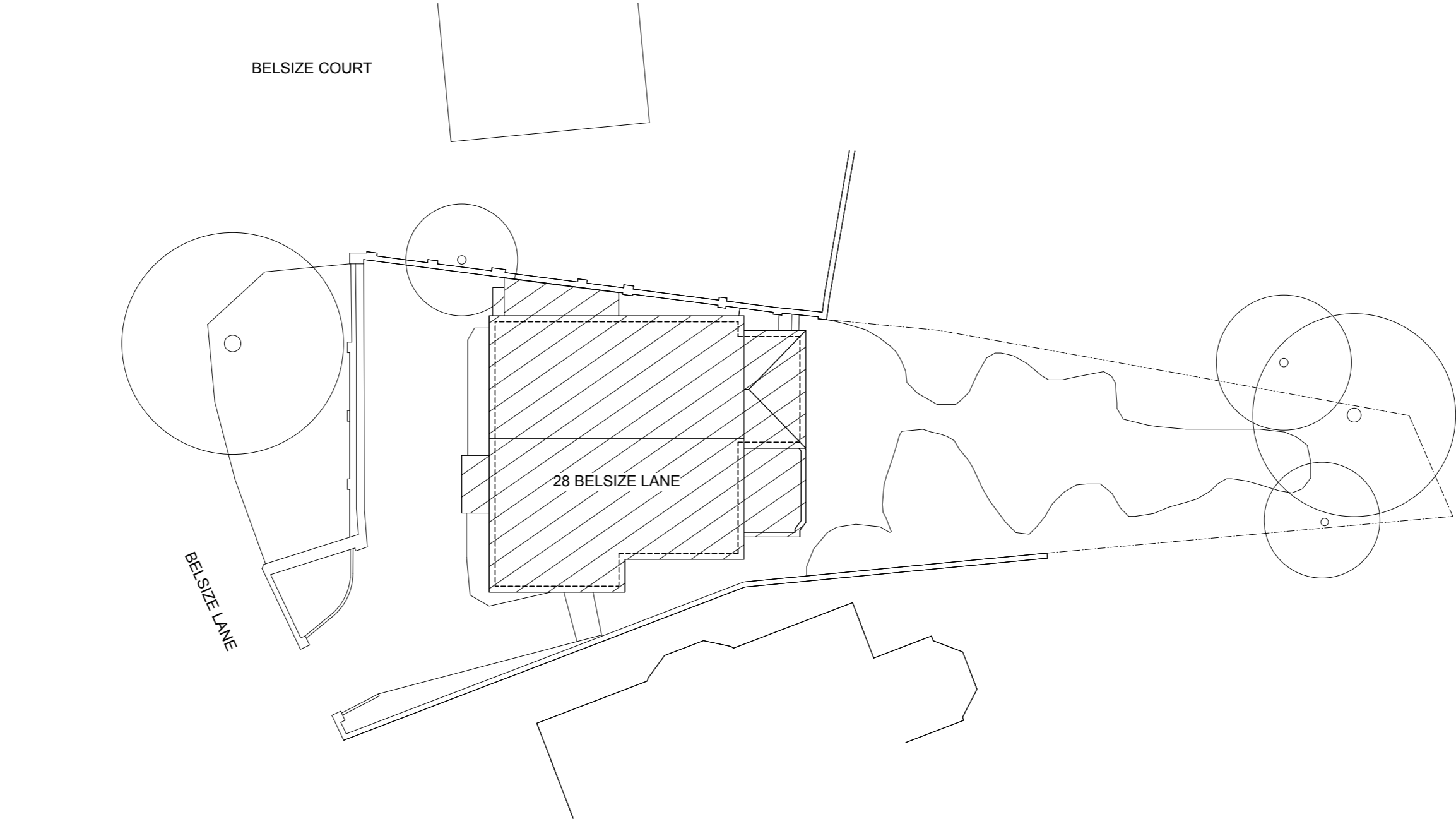
Neighbouring properties to the house are pre-war and are identified as making a positive contribution to the Conservation Area. The surrounding buildings are a varied architectural style, to the west are 1930's style 3-storey blocks of flats with Crittal windows and mansard roofs, to the east are traditional masonry Victorian 2-storey plus attic and basement semi-detached houses.

Planning permission had already been granted for the demolition of the existing house on April 2006 (Ref: 2005/4741/C) which has expired in April 2009. This is a new application for demolition consent following the expiration of the previous consent. There have been no changes to the site and planning policy remains unchanged since the previous approvals.


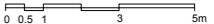
This application is in association with planning approval for a new house to replace the existing house from January 2008 (Ref: 2008/0285/P), which is currently being considered for renewal (Ref: 2010/3112/P). The officer delegate report on the proposed scheme states that the Belsize Conservation Area advisory committee comments that the proposal is a well-considered design which fits well in its context and accords with the local character of the Conservation Area. It is considered that the proposal, in its form, architectural design and material expression, is a much improved contribution to the Conservation Area than the existing house. It would be a positive contribution to the Conservation Area and enhance the neighborhood and streetscape.

The existing house is of chalet-style in appearance with horizontal proportions that is uncharacteristic for the area and considered to be of little or no architectural merit.

2.0 DESCRIPTION OF PROPOSED DEMOLITION WORK



 EXTENT OF PROPOSED DEMOLITION

DO NOT SCALE - VERIFY ALL DIMENSIONS ON SITE

client: Huma Wilson	
128 Belsize Lane, London NW3 5AB	
title: EXISTING SITEPLAN	
dwg no: E001 scale: 1:100@A1, 1:200@A3 date: JULY 2010 by: MR/AB	job no: 013 status: FOR PLANNING rev:
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view of the property on Belsize Lane looking north



view of the property from Belsize Lane looking north



view of the property on Belsize Lane looking west



view of the property (in background) on Belsize Lane looking west



view of the property from Belsize Court looking northeast



view of rear/side of the property from Belsize Court north carpark / garages looking east



view of rear of house from rear garden looking south



view of side elevation of house / boundary from Belsize Court access road looking east



view of side elevation of house / boundary from Belsize Court access road looking east

3.0 PHOTOGRAPHS OF EXISTING HOUSE



view of front of property from Belsize Lane looking northwest



view of neighboring houses along northside of Belsize Lane looking northeast



view of neighboring property on Belsize Lane to the east from rear garden



view of neighboring property to the east on Belsize Lane

3.0 PHOTOGRAPHS OF EXISTING HOUSE



view of Belsize Court west of the property



view of Hunter's Lodge building on Belsize Lane looking southeast