

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>05/04/2010</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>18/03/2010</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Hannah Parker				2010/0290/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
2 Belsize Avenue London United Kingdom NW34AU				See Decision Notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Alterations to external appearance of single family dwellinghouse by covering the brickwork with white render.							
<b>Recommendation(s):</b>		<b>Refuse Permission</b>					
<b>Application Type:</b>		<b>Householder Application</b>					
<b>Conditions:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>03</b>	No. of responses No. electronic	<b>01</b> <b>01</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		<p>A site notice was displayed.</p> <p>1 response received from 38 Belsize Avenue:</p> <ul style="list-style-type: none"> <li>No objection to the proposed works</li> <li>The works have already been completed is there a penalty for retrospective applications?</li> </ul> <p><i>Response: A site visit confirmed that the works have not been started. Retrospective planning applications do not incur a penalty fee.</i></p>					
<b>CAAC/Local groups comments:</b>		<p><b>Belsize Residents Association</b> object:</p> <p>"There seems no justification in rendering perfectly good brickwork here; the house is one of several designed as a group, with matching materials and details; it should remain so. Its prominence on the Corner of Belsize Park Gardens and opposite Belsize Village reinforces this view".</p> <p><b>Belsize CAAC</b> object:</p> <p>"Inappropriate to render this property as it is part of a terrace of 7 houses constructed in brick".</p> <p><i>Response: See Assessment</i></p>					
<b>Site Description</b>							
2 Belsize Avenue is a 3-storey end-of-terrace property located on the junction of Belsize Avenue and Belsize Park Gardens. It is located within the Belsize Conservation Area. The Conservation Area Statement does not identify the terrace as a positive contributor – it states "The last 1960s terrace (2-14) and No. 15, a 5-storey block of yellow brick flats with recessed balconies, continue the building line and are best described as unobtrusive".							

## Relevant History

No relevant history

## Relevant policies

### Replacement Unitary Development Plan 2006

SD6 – Amenity for occupiers and neighbours  
B1 – General design principles  
B3 – Alterations and extensions  
B7 – Conservation Areas

### Camden Planning Guidance 2006

### Belsize Conservation Area Statement

### LDF Core Strategy and Development Policies

*As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.*

*The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration*

*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 the development on occupiers and neighbours*

## Assessment

Proposal : Render over the brick exterior of the dwellinghouse

### Main Considerations

- Impact on the host building and the conservation area
- Neighbourhood Amenity

### Impact on the host building and the conservation area

No. 2 Belsize Avenue forms part of a row of 1960s terraced houses. As an end-of-terrace, it is in a very prominent position, with its front, side and rear elevations all visible from the public realm. It is acknowledged that the use of render is widespread in the Belsize conservation area; however, it is utilised on the more traditional properties that characterise the conservation area and which are of a very different form, scale and design.

Nos. 2 -14 Belsize Avenue (the complete terrace) is identified in the Belsize Conservation Area Statement as "unobtrusive". Allowing this house to be rendered would give it a much more assertive appearance, and would draw additional attention to the row of houses, which are largely out of character with the surrounding area. The rendering of one property in the terrace would undermine its overall consistency of appearance. The houses were designed to appear subservient against the backdrop of the surrounding area; such that their scale, form and materials did not seek to replicate the surrounding larger and more elaborately detailed houses. Rendering the outer brick exterior is considered to be unacceptable for all of the above reasons, and would fail to preserve the character and appearance of the conservation area.

### Neighbourhood Amenity

It is considered that the proposed works will not adversely impact on the amenity of the adjacent properties with regard to access to sunlight, daylight, or outlook and thus the proposal is in itself considered to be consistent with Policy SD6 of the UDP.

### Recommendation: Refuse Permission

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