

Delegated Report		Analysis sheet	Expiry Date:	01/01/2010
		N/A / attached	Consultation Expiry Date:	15/12/2009
Officer			Application Number(s)	
Aysegul Olcar-Chamberlin			2009/5043/P	
Application Address			Drawing Numbers	
12 Belsize Park Mews, London, NW3 5BL			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Alterations to front elevation including replacement of first floor windows and ground floor doors and windows with glazing and repositioning of front door at dwellinghouse (Class C3).				
Recommendation(s):		Grant Planning Permission		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	

Consultations

Adjoining Occupiers:	No. notified	03	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 18/11/09 to 09/12/09.</p> <p>No reply is received.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Belsize CAAC raised no objection.</p>					

Site Description

The application related to a 1960's two-storey-mews building on the south side of Belsize Park Mews in the Belsize Park Conservation Area.

Relevant History

Application property:

PWX0202174 – Certificate of lawfulness was granted 07/05/2002 on for the alterations to front elevation (ref: PWX0202174). However the works has not been carried out on site.

Neighbouring properties:

14 Belsize Park Mews – Planning permission was granted on 03/08/1998 for the conversion of the integral garage into a habitable room and associated elevational alterations (ref: PW9802456R1).

Relevant policies

Replacement UDP 2006

- SD6 – Amenity for Occupiers and Neighbours
- B1 – General Design Principles
- B3 – Alterations and Extensions
- B7 – Conservation Areas

Camden Planning Guidance

Belsize Park Conservation Area Statement

Assessment

The proposal is for some external alterations to the front elevation. The proposed alteration would be replacement of first floor (white painted) timber windows with natural finished timber windows, replacement of timber garage door with a new door and windows with natural timber finished frames and replacement of ground floor windows and front door with largely glazed windows with natural timber finished frames. The walls would be rendered and painted in white.

- Design: The front elevation of the building would be altered in a coteremporary manner which would resemble to the existing front elevation of the adjoining building (no. 14). The glazing bar detailing of the new doors and windows would be in keeping with the character of that type of mews building. The proposed alterations would be minor and respect the general appearance of the mews. The proposed materials are also acceptable in the context. In view of this the proposal is considered to be acceptable in design terms and in accordance with polices B1, B3 and B7.
- Amenity: The proposal would not be likely to raise any amenity issues in terms of loss of daylight/sunlight, outlook and privacy. The proposal is therefore acceptable in terms of policy SD6.
- Recommendation: The proposed development is considered not to harm the appearance and character of the existing building and amenities of the neighbours therefore planning permission should be granted.

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