

Delegated Report		Analysis sheet		Expiry Date:		27/10/2009	
		N/A / attached		Consultation Expiry Date:		05/10/2009	
Officer				Application Number(s)			
Hannah Parker				2009/3975/P			
Application Address				Drawing Numbers			
Embassy Theatre 62 - 64 Eton Avenue London NW3 3HY				See Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Relocation of existing gas meter and revision to line of boundary fence.							
Recommendation(s):		Grant Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	07	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 11/09/2009 to the 02/10/2009 No responses to date					
CAAC/Local groups* comments: <small>*Please Specify</small>		Belsize CAAC were consulted no response to date					
Site Description							
The application site School of Speech and Drama located at the junction of Eton Avenue, Winchester Avenue and Adamston Road. The building is not listed. Part of the property is located within Belsize Conservation Area and this application relates to the rear of the building which does lie in the conservation area.							
Relevant History							
PW9902348 – Planning Permission was granted in June 1999 for the erection of a three storey block in front of the theatre extension, providing a cafe, studio theatre, and ancillary facilities for the main school.							
2009/1676/P- Erection of a single storey extension to rear of existing Embassy Theatre. Granted 28/05/2009							
2009/1887/P- Alterations and additions, including the re-cladding of two buildings of existing school, green wall, and new bicycle storage. Granted 06/08/09							
2009/3207/P Erection of dormer window to roof level of main building. Granted 05/10/2009							

Relevant policies

Replacement UDP 2006

SD6 – Amenity for occupiers and neighbours

B1 – General Design Principles

B3 – Alterations and extensions

B7 – Conservation Areas

N8 – Ancient woodlands and trees

Camden Planning Guidance 2006

Belsize Conservation Area Statement

Assessment

The proposal relates to the relocation of the gas meter and associated enclosure. The proposal also includes the relocation of the boundary fence.

Main Considerations

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

Impact on the host building and the conservation area; The works are to be located on land forward of the front elevation. Although in a prominent position the gas meter and associated enclosure (glass reinforced plastic) are considered acceptable due to the modest proportions and appropriate materials. Its impact is further reduced due to the prominence of an existing phone box which will be retained, which partially blocks the view of the meter enclosure from certain public vantage points.

The proposal also includes the relocation of the boundary fence on the front elevation. The move of the boundary is considered to be fairly minor. The entire boundary treatment is being replaced to allow views from the public realm into the school grounds which is welcomed. The works under this proposal are only part of the wider regeneration works that are currently being undertaken at the school of speech and drama.

The works are considered compliant to policies B1, B3 and B7 of the London Borough of Camden Unitary Development Plan.

The proposals are not considered to impact on the long term health of nearby trees.

Neighbourhood amenity; It is considered that the proposed works would not adversely impact on the amenity of the neighbouring properties with regards to access to sunlight, daylight, overlooking, visual bulk or sense of enclosure and is therefore considered to be consistent with policy SD6 of the UDP.

Recommendation Grant Permission

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613