

DISCLAIMER

Decision route to be decided by nominated members on Monday 05th October 2009. For further information see <http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Delegated Report Members Briefing		Analysis sheet		Expiry Date:	05/10/2009
		N/A		Consultation Expiry Date:	01/10/2009
Officer			Application Number		
John Sheehy			2009/3873/P		
Application Address			Drawing Numbers		
51 Belsize Square London NW3 4HX			Refer to draft decision		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal					
Additions and alterations to include the erection of new a canopy to the main entrance, new screen roof at third floor level, plant machinery at ground floor and roof level, replacement of window-walls to the place of worship and new disabled access ramp to synagogue.					
Recommendation:		Grant conditional permission			
Application Type:		Full Planning Permission			

The site is located in Belsize Park Conservation Area. The building on the site is not listed. The 19th century former vicarage is noted in the Conservation Area Statement as a building that positively contributes to the character and appearance of the Conservation Area.

Relevant History

None

Relevant policies

London Borough of Camden Replacement UDP 2006

SD6 – Amenity for occupiers and neighbours

SD7B – Noise/vibration pollution

SD8 – Disturbance

B1 – General Design Principles

B3 – Alterations and extensions

B7 – Conservation Areas

Appendix 1 – Noise and Vibration Thresholds

Camden Planning Guidance 2006

Belsize Conservation Area Statement

Assessment

Proposal: this application involves the following alterations to the early 19th century house (formerly vicarage) and the adjacent 1950s building housing the place of worship:

- erection of a new zinc canopy to the main entrance;
- insertion of replacement metal-framed sliding doors to the main entrance;
- insertion of a new screen roof at second floor level above the main entrance;
- erection of a disabled access ramp to the synagogue entrance and repaving to provide a hard-landscaped area near the entrance doors;
- replacement of original steel-framed windows to the window-walls (x4) on the northern and southern elevations and on the chamfered corners of the 1950s building housing the place of worship;
- insertion of plant at ground floor in the yard to the rear of the synagogue and at roof level to the rear of the new screen roof

No external alterations are proposed to the low-rise hall at the eastern end of the site.

Revisions

The original drawings indicated the removal of the planter boxes supporting the climbing plants on the northern side wall of the synagogue adjacent to the entrance. This would have exposed the blank wall on this side of the synagogue and created a stark and unattractive elevation. Following discussions with officers the applicant submitted revised drawings indicating the reinstatement of these planter boxes and retention of the climbing plants. The applicant also altered the drawings to ensure that the existing brick work detail to the parapet/ gable end of the older building would be matched at the junction of the new screen roof and the brick elevation above the entrance.

Assessment

The principal considerations material to the determination of this application are the design of the proposal and its impact on the character and appearance of the Conservation Area and the impact of noise on local amenity.

Design and Impact on the Conservation Area

Entrance door and canopy

The existing metal-framed doors would be replaced by metal-framed sliding doors. The existing lead canopy, which has a heavy appearance would be replaced by a new canopy faced in zinc cladding with applied polyester-powder-coated metal lettering.

Viewed together, the replacement canopy and door represent a discreet alteration that is considered

to provide a lighter and more attractive treatment of the entrance area and is considered to improve the appearance of this part of the synagogue complex.

Ramp and replacement planter boxes

The green climbers and the planter boxes have been retained. There would therefore be no loss of biodiversity at the site. The forecourt is currently in poor condition with a tarmac finish and no measures to prevent vehicles encroaching up to the entrance doors. This area would be separated from the vehicular access areas by metal railings and repaved in buff coloured concrete paving slabs. The ramp would have a painted metal balustrade. No issues are raised with regard to these works.

Screen roof above entrance area

It is proposed to provide a screen roof 1.9m in height, above the entrance at second floor level made up of clay tiles to match the roof of the 19th century house (formerly vicarage). This would screen the new plant both visually and acoustically. The existing detail to the parapet/ gable end of the 19th century house (formerly vicarage) will be matched at the junction of the new roof and the brick elevation above the entrance.

There would be no increase in the height of the building and this element of the scheme is considered an improvement to the building as it would visually integrate the older building with the 1950s building housing the place of worship.

Replacement of window-walls (x4) to the 1950s place of worship on both the northern and southern facades

The 4 window walls are located on the northern and southern frontages and on the chamfered corners of the 1950s building housing the place of worship. These window-walls are set deep within large concrete reveals (6.5m x 4.1m for the window-walls on the northern and southern elevations; 3.9m x 4.1m on the northern chamfered corner with integral door; and 3.9m x 2.4m on the southern chamfered corner).

These window-walls are prominent features within the streetscape and are sensitive in terms of:

- materials (both the framing material and the texture of the glass which is obscure-glazed and contemporary with the age of the building);
- proportions;
- method of opening (in the current layout the central windows open horizontally on a pivot); and
- the positioning within the reveals.

The applicant has provided manufacturer's details for the windows proposed. These are new double-glazed Clement EB24 steel windows with external laminated patterned glass. The proportions of the existing windows are retained and the overall look, character and materials of this interesting period feature have been retained. It was not possible to source windows which open horizontally on a pivot; instead the proposed windows open from the top. This is considered an acceptable compromise as the windows will be invariable kept fixed shut with the air handling plant proposed as part of the

application. No objection is raised to the associated replacement of the door on the northern chamfered corner.

Plant and Machinery

New plant is proposed at roof level (behind the screen roof) and in the narrow rear sunken yard. These locations would be fully screened in views from both sides of Belsize Square and would not be visible from street level. The proposed plant is considered appropriate in both locations and would not harm the appearance of the building or the character and appearance of the Conservation Area.

Amenity

An acoustic report was submitted with this application which demonstrated that the proposed plant would meet the Council's noise criteria subject to acoustic insulation. This has been confirmed by Camden's Environmental Health Advisor. As the site is located in a residential area two further condition has been attached to the decision notice to ensure that any noise emissions from the plant achieve the required standard.

The proposal does not raise any issues with regards to impact on daylight, sunlight, outlook or privacy to the surrounding residential properties.

Recommendation: Grant conditional permission.