#### DISCLAIMER

# Decision route to be decided by nominated members on Monday 05<sup>th</sup> October 2009. For further information see

http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planningapplications/development-control-members-briefing/

Delegated Rep Members Briefing		port	Analysis sheet N/A		Expiry Date:	05/10/2009			
					Consultation Expiry Date:	01/10/2009			
Officer				Application Number					
John Sheehy				2009/3873/P					
Application A	Address			Drawing Numbers					
51 Belsize Square London NW3 4HX				Refer to draft decision					
PO 3/4	Area Tea	m Signature	C&UD	Authorised Of	ficer 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							

Conditions or Reasons for Refusal:	_ Refer to Draft Decision Notice								
Informatives:									
Consultations		1		1					
Adjoining Occupiers:	No. notified	26	No. of responses	2	No. of objections	1			
			No. electronic	1					
	Site notice displayed, expired 23 <sup>rd</sup> September.								
	Expression of support received from occupier of 29b Belsize Square.								
Summary of consultation responses:	<ul> <li>Expression of support received from occupier of 29b Beisize Square.</li> <li>Objection received from occupier of 29c Belsize Square: "I would like to express my concerns about any form of expansionism by the utilisers of this property. I am concerned that they are trying to activate a small conservative square for a purpose which is too large for the area. As in some other religious bodies cases the best thing to do is relocate to a larger premises in order to accommodate the usage My practical concern is the elevation of any building works and that they don't rise higher more than what they are now I sincerely hope that the part of the building that backs on to the rear of Nos. 27.28.29 &amp; 30 Belsize square is considered in terms of activity/Noise if there are to be alterations particularly noisy kitchens etc The work is to be done on the main entrance and to a roof adjoining the school which seems ok. The disabled access is a good idea."</li> </ul>								
CAAC/Local groups		ze CAAC: no objection.							
comments:									
Site Description	·								
The site is located within	The site is located within Belsize Square, a formal residential square located in the core area of the								

Belsize Park development undertaken in the 1850s and 1860s. The site occupies the central portion of Belsize Square and fronts onto both the northern and southern sides of the square. It is bounded to the west by St Peter's Church and the attached vicarage and to the south by a terrace of Belsize villas 27-30 Belsize Square.

There are three interlinked buildings on the site. To the west of the site is a three-storey red brick house dating from the early 19<sup>th</sup> century formerly used as a vicarage and set back behind the vehicular access point on the southern side of Belsize Square; to the centre the place of worship is located in a red brick and substantially glass-walled building with chamfered corners dating from the 1950s; and to the east is located a low-rise hall. The pedestrian entrance is via a set of double doors located between the 19<sup>th</sup> century former vicarage and the place of worship approached from the access point on the southern side of Belsize Square.

The ground level of the site is at a lower level than the streets surrounding the square.

The site is located in Belsize Park Conservation Area. The building on the site is not listed. The 19<sup>th</sup> 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 hardlandscaped 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.

### <u>Revisions</u>

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 axccess 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 ( $6.5m \times 4.1m$  for the window-walls on the northern and southern elevations;  $3.9m \times 4.1m$  on the northern chamfered corner with integral door; and  $3.9m \times 2.4m$  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 doubleglazed 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.

# <u>Amenity</u>

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.