

Delegated Report		Analysis sheet		Expiry Date:		22/05/2009	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Alex Hutson				2008/4586/P			
Application Address				Drawing Numbers			
18-20 Lancaster Grove London NW3 4PB				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of hard and soft landscape work (Condition 3). and tree layout and protection plan (Condition 5) pursuant to appeal decision dated 28th May 2008 (ref: APP/X5210/A/07/2048016) for the erection of a new two-storey plus attic level and basement dwellinghouse, following the demolition of 2 existing dwellinghouses.							
Recommendation(s):		Granted					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:	No SN/PN						
CAAC/Local groups* comments: *Please Specify	NONE						

Site Description

- 1.1. The site is within the Belsize Park Conservation Area. The application property is an unlisted building that is identified as making a positive contribution to the Conservation Area in the Conservation Area Statement.
- 1.2. The site is occupied by two dwelling houses, which are 2-storey and no. 18 also has an attic level. The larger dwellinghouse to the west (no. 18); has two large dormers at attic level and casement windows. The smaller dwellinghouse (no. 20) is lower in height, with a single storey garage projecting forward of the building line. The façade of the attached dwellings is faced with white render with clay roof tiles. There is a glass conservatory at the rear to no. 18. The façade and footprint of the existing buildings together are asymmetrical. The buildings are set back from the street behind a large brick boundary wall, which is shared by numerous properties on the south side of the street.
- 1.3. The site is on the southern side of Lancaster Grove. The north and south sides of Lancaster Grove are characterised by different features. The south side of Lancaster Grove is characterised by 2-storey detached Arts and Crafts houses with gables, dormers, asymmetrical facades and footprints, red bricks and tiles. The north side of Lancaster Grove is much more uniform; characterised by robust 2-3 storey mid-Victorian terraces and semis with gables, bay windows, dormers, fine decorative features, red bricks, stucco dressings and asymmetrical facades.

Relevant History

Appeal decision to allow the development dated 28th May 2008 (ref: APP/X5210/A/07/2048016) for the erection of a new two-storey plus attic level and basement dwellinghouse, following the demolition of 2 existing dwellinghouses

Relevant policies

B1- General design principles
N8- Ancient woodland and trees

Assessment

The details for tree protection are considered acceptable and the protective fencing conforms to BS:5837.

The details for tree replacement are considered acceptable and will enhance the biodiversity of the site along with the character of this part of the conservation area. Trees to be planted include heavy standard Apple, Cherry and Rowan.

The treatment of the front driveway is considered to compliment the character of the new building and is considered acceptable. Due to the high boundary wall and gates, drive will not generally be publically visible and therefore will not have a significant impact on the character of the conservation area.

The existing gates to the drive will be reused and renovated.

It is recommended Conditions 3 and 5 be discharged.

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