

# LONDON BOROUGH OF CAMDEN PLANNING APPLICATIONS

# REPORT FORM

Agenda Item No:		*
Reg. No. PL/ 9500758		
If Revised, Number of Revision	R -	

Date Site Visit	-	Type of Development	(B6)	Alteration	AZ
Case Officer	PWX	Re/Development	NZ	Minor Development	MD
Address of Proposal		Change of Use	CZ	+ shop front	MS
		Extension	EZ	Renewal of Permission	RP

S3 Lancaster Grove, NW3.

**Summary of Proposal**  
Construction of a new drive to front garden area.

Name of Applicant: A. Barbieri Esq.  
Name & Address of Agent: Robert Savage & Associates, 11 Eton Croages, Lancaster Grove, London NW3 4PE

**Recommendation:** Grant  Refuse  Details  Approve  Refuse

Existing Uses	(D6) Class	(D8) Area m <sup>2</sup>	Proposed Uses	(D9) Class	(D11) Area m <sup>2</sup>
Res.	C3				

Name of Conservation Area	Belsize
A2 Net Site Area	461 m <sup>2</sup>
A3 Residential (Gross) Site Area	
A13 Parking Spaces Existing	
A14 Parking Spaces Proposed	

Existing Dwelling Mix				Proposed Dwelling Mix			
P/Dwlg	(A21) H FM	(A22) Size	(A23) No.	P/Dwlg	(A21) H FM	(A22) Size	(A23) No.

**Key Policies**  
Direct UDP/SPG (DS13)  
Design - EN16, 18, 21  
Conservation - EN33, 40, 59  
Trees 60, 83.  
Forecourt Parking/Traffic.

Institutions	(A24) Type	(A25) Bedrooms	(A26) Bed Spaces
Existing			
Proposed			

**Consultations** \*Documents referred to under Local Government Act 1972 (Sec. 100) (as amended)

Adjoining Occupiers	No.	Summary of Replies	Name of Local Group and Summary of Replies + Dates
Objections	0	None received.	BEAAC - objection (30/9/95)
Sent	11	Conservation + Design -	Belsize Res. Assoc. Objection (6/6/95).
Replies	0	Objection (14/6/95)	Traffic - No objection (2/6/95).
Expiry Date:	2/6/95		Also see report.

**Site:** Three-storey semi-detached property situated on the north side of Lancaster Grove between Lancaster Drive and Lambelle Place. Within the Belsize Conservation Area. LUG states no uses flats.

**Proposal:** Construction of a new gravel drive to front garden area. Scheme will require the construction of two pavement crossovers and the loss of a section of the front wall and hedge.

**Relevant History:** 26/8/94 - Permission refused for the construction of an additional means of access to the highway because of insufficient detail.

**Consultation:** The consensus (other than traffic management) was one of objection (damage to streetscape, reduction in resident car parking). Reference was made to the 8/94 refusal decision.

**Assessment:** There is strong objection to this scheme from a planning point of view. The loss of a section of the front wall and hedge would significantly affect the streetscape and consequently detract from the visual amenity and character/appearance of the conservation area. Additionally, the proposed crossovers would result in a reduction of local resident parking and hence a loss of local amenity. Council policy EN60 (forecourt parking) attests to the potentially adverse effects of such schemes for forecourt parking, and this proposal is therefore found to be unacceptable in the context of this and other relevant policies. Reference is also made to the 8/94 refusal decision. Drawings show wall as below. In view of height therefore demolition consent not required.

**Recommendation:** Refuse permission.

Address of Proposal: <b>53 Lancaster Grove</b>	Postal District: <b>NW3</b>	Reg. No. <b>PL/9500758</b>	Rev. No. <b>—</b>	<b>Page 2</b>
Address of AGENT (If different from that on Appln. Form): <b>Robert Savage &amp; Associates, Eton Granges, Lancaster Grove, London</b>  Postcode <b>NW3 4PE</b>		Case File No. <b>C-8/15/1</b>		
		Date of App. <b>2/4/95</b>		
		Associated Nos. HB <b>—</b> CA <b>—</b>		
		Duplicate App. No. <b>—</b>		
		Last Relevant App. No. <b>—</b>		
Wording of PROPOSAL as it is to appear on decision letter: <p style="text-align: center;"><b>Construction of <del>a road drive</del> <sup>an additional vehicle access</sup> to front garden, <del>over</del></b></p>				
as shown on drawing no.(s): <b>94274/01A, 02 + Tree Spec.</b>				
Dates of Revs.: (R1 <del>—</del> /19 ) (R2 / /19 ) (R3 / /19 ) (R4 / /19 )				
Recommendation: <del>Grant permission, subject to the following condition(s):</del> <del>Refuse permission, for the following reason(s):</del> } - Delete where inappropriate <del>Approve details / Refuse details</del>				
<p>01 - The proposed scheme is considered to adversely affect the local streetscape and <del>the</del> visual amenity and character/appearance of the Conservation Area by reason of the loss of part of the front garden wall and hedge</p> <p><del>02 - The scheme is considered to result in a significant loss of front garden area and is contrary to Council policy on forecourt parking.</del></p> <p>02 - The scheme would result in a reduction of potential on-street parking <del>and consequently to the amenity of</del> neighbouring occupiers.</p>				
Reason(s) for Condition(s)		<div style="border: 1px solid black; padding: 5px;"> <p>LONDON BOROUGH OF CAMDEN TOWN AND COUNTRY PLANNING ACTS</p> <p style="font-size: 1.2em; font-weight: bold;">30 JUN 1995</p> <p>RECOMMENDATION <b>AGREED</b> ON BEHALF OF THE COUNCIL</p> </div>		
Informatives(s)		Case Officer: <b>pnix</b>	Area / Snr. Officer / Planner: <b>[Signature]</b>	
		Princ. DC Officer: <b>[Signature]</b>		
		Ctee. details input by:		
		Decision letter details input by:		

(INC)

Council's Own  
Tables & Chairs

Cent of helpfulness / Existing  
Proposed.

S **NW** NE

PLANNING APPLICATION

Approval of details

ADDRESS:

53 Lancaster Grove (B1)  
NW3

APPLICATION NO:

9500758

INCOMPLETE REASON:

STATUS CODE

01, 02, 03, 04,  
05, 06, or 07

PCBP BASIC SCREEN

(B2) Date Aplic 2004-95	(B3) Date Reg 21-06-95	(B4/5) App Type [F]	(B8) Aplcnt [PR]	(B10) Week [ ]	(B11) Acc [ ]	(B12) Level [P]
(B13) Site [0]	(B14) DOE [H]	(B15) Area [NW]	(B16) Ward [BE]	(B18) Off [PMX]	(B19) Fee Rec [ ]	(B21) Case File [G8/15/1]
(B22) Fee Reg [ ]	(B23) Adv [ ]	(B25) Previous Aplic [9400597]	(B26) Associated No [ ]			

SEE APPLICATION FORM FOR FOLLOWING INFO:

- (B27) Agents name and address (top 5 lines)
- (B32) Applicants name and address (bottom 3 lines)
- (B35) Proposal see below [+]
- Location see ADDRESS above [\*]

PROPOSAL: see attached form. ✓

Plans sub

NEXT [D] HOME/ACTION

PCDP DETAILED SCREEN

[D1] Status [10]

(D2) Consultations: 1[ ] 2[ ] 3[ ] 4[ ] 5[ ] 6[ ] 7[ ]  
8[ ] 9[ ] (D5) if any delete [Y]

(D12) LB [ ]	(D13) CA [BP]	(D15) GIA [ ]	(D16) AA [ ]	(D17) SPA [ ]	(D21) Q or H [H]	(D26) Date Rec [21-06-95]	(D30) Street [KAN]
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NEXT [S] HOME/ACTION

PCSP SITE SCREEN

Tab twice (not entering any info into Grid Reference fields)

Then enter the following references:

STREET/ROAD, FULL/PART ADDRESS (NOT POST CODE), WARD, CASE FILE REF  
and YOUR NAME + IF APPLICABLE INSERT CAAC and DATE  
(SEE NO.7 IN MANUAL)

Belgin CAAC

NEXT [N] HOME/ACTION

PCNP NEIGHBOURHOOD SCREEN

If any AO's required (SEE NO.8 IN MANUAL)

AO's: YES or NO

[afg/manual/plappform]

53 LANCASTER GROVE, LONDON NW3 - New gravel drive way.  
Works adjacent to existing trees.

- 1.1. Tie sacking padded with old newspaper around the trunks of the existing trees to a height of 2 metres.
- 1.2. Remove existing paving from around and adjacent to the existing trees by hand and carefully excavate to a depth of 500mm again by hand and locate and mark position of main tap roots.
- 1.3. Clear away organic matter from around the tree roots where they pass under the new gravel drive and replace with damp sand hand compacted with a minimum of 50mm cover to top of tree roots.
- 1.4. Lay Terram geo-textile surface stabilisation membrane.
- 1.5. Place timber kerbing around base of tree and backfill between tree with organic soil to top level of kerbing.
- 1.6. Spread type 2 fill 120mm deep and before compaction sprinkle with portland cement and hand rake into surface then compact with minimum ten passes of a 250Kg. vibrating roller.
- 1.7. Spread minimum 50mm graded loose gravel surfacing as directed.
- 1.8. Remove protection to existing tree trunks and treat any damage to bark with a fungicidal paint.

not 'tap' roots

removing feeding roots & nutrients

Ht of Kerb to be same as existing soil level.

contamination of remaining roots

9800758

CASE COPY

LONDON BOROUGH OF CAMDEN  
TOWN AND COUNTRY PLANNING ACTS

30 JUN 1995

PLANS ~~APPROVED~~  
NOT APPROVED  
ON BEHALF OF THE COUNCIL

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9500 758

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9500758