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| Delegated Report | | Analysis sheet | | Expiry Date: | | 03/04/2007 | |
| | | N/A / attached | | Consultation Expiry Date: | | 09/03/2007 | |
| Officer | | | | Application Number(s) | | | |
| Matthew Durling | | | | 2007/0341/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 43A Belsize Park Gardens London NW3 4YY | | | | See decision notice. | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
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| Proposal(s) | | | | | | | |
| Replacement of existing entrance door and installation of new window in the side elevation of the lower ground floor flat. | | | | | | | |
| Recommendation(s): | | Grant planning permission | | | | | |
| Application Type: | | Full Planning Permission | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 21 | No. of responses | 01 | No. of objections | 00 |
| | | | | No Electronic: | 00 | | |
| Summary of consultation responses: | | <u>Site notice displayed from 16/02/2007 to 19/03/2007.</u> No responses received. | | | | | |
| CAAC/Local groups* comments: *Please Specify | | Comment from <u>Belsize CAAC</u> : <ul style="list-style-type: none"> No objection to proposal in principle but prefer the large window to be no lower than the cill height of the existing adjoining window, and to see details of the new window; <i>Response: the proposed window will not be visible from the public realm. It is considered that the drawings and details provided demonstrate that the development will have no harmful impact on the character or appearance of the building or the conservation area.</i> | | | | | |

Site Description

The application site is located on the south-western side of Belsize Park Gardens, opposite the junction with Glenilla Road. The application property is a semi-detached three-storey villa with lower ground and loft accommodation, which has been subdivided into self-contained flats. The site is located within the Belsize Conservation Area.

Relevant History

15/11/2006: PP *granted* (reference 2006/4061/P) for replacement of windows and doors at rear lower ground floor level.

29/09/2006: An application was submitted (2006/3733/P) for the erection of a single-storey side extension at lower ground floor level, replacement of entrance door at lower ground floor level on side elevation and window at upper ground floor level on side elevation all in connection with existing lower ground and upper ground floor flats (Class C3). The application was withdrawn.

30/07/2003: PP *granted* (reference 2003/0068/P) for the installation of a safety railing to the parapet wall above the 1st floor rear bay, for use as a terraced area.

22/04/2003: PP *refused* (reference PWX0302175) for the installation of safety railings above the existing front portico and rear ground floor bay window areas. *Reason for refusal: the front railing would appear as an inappropriate feature to the front elevation of the property, resulting in unacceptable harm to the architectural integrity of the property, the symmetry of the semi-detached pair of buildings and the street scene of this part of Belsize Park Gardens. The proposal would therefore fail to preserve or enhance the character and appearance of the property and the visual amenity of the Belsize Conservation Area.*

20/08/1992: PP *granted* (reference 9200685) for the insertion of a new window at second floor level on the side elevation.

19/09/1991: PP *refused* (reference 9005688) for the retention of work carried out to the third floor flat including the erection of dormers at the front side and rear elevations to enlarge the flat.

Reason for refusal: The dormers detract from the character and appearance of the property by virtue of their location, scale and detailed design and would fail to preserve or enhance the character and appearance of the Belsize Conservation Area.

02/03/1989: PP *refused* (reference 8804563) for the enlargement of front and rear dormers together with the formation of roof terraces at front and rear and the erection of a side roof extension (to include the removal of the rear hip line).

Reason for refusal: the proposed roof extension would have an adverse effect on the appearance of the building and the visual amenity of the area, and would be contrary to the Council's policy for the control of additions at roof level within the Belsize Park Conservation Area.

07/10/1988: PP *granted* (reference 8803619) for the enlargement of front and rear dormers together with the formation of roof terraces at the front and rear.

Relevant policies

Replacement Unitary Development Plan 2006

SD6 Amenity for occupiers and neighbours

B1 General design principles

B3 Alterations and extensions

B7 Conservation areas

Belsize Conservation Area Statement

Camden Planning Guidance 2006

Assessment

Proposal:

Planning permission is sought for the replacement of the existing entrance door, plus the installation of one full height glazed window at lower ground floor level on the side elevation.

Assessment:

The replacement of the existing entrance door is considered to be acceptable both in principle and in terms of design. The replacement door will comprise four horizontal panels set flush with the main timber frame and will be painted gloss black. The door will be accommodated within the existing opening and will have the same depth of reveal. It will not be harmful to the character or appearance of the building or the conservation area.

The installation of a floor to ceiling height timber framed window at lower ground floor level in the side elevation is also considered to be acceptable. The window will have a minimal reveal and measure approximately 2.1m wide across and 2.2m high. As existing there is a small window in this location and therefore this proposal will not be harmful to the amenities of any adjoining residents. The lower ground floor of the side elevation lies behind a solid wall and is not visible from the street and as such this proposal will have no impact on the established character or appearance of the conservation area. Furthermore, the proposed window will be set back approximately 3.5m from the front building line and will have no impact on the integrity or character of the building.

Recommendation: Approval subject to conditions.

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