

Delegated Report		Analysis sheet		Expiry Date:		20/03/2007	
		N/A / attached		Consultation Expiry Date:		27/02/2007	
Officer				Application Number(s)			
Mary Samuel				2006/3492/P			
Application Address				Drawing Numbers			
Flat 1 20 Belsize Park Gardens London NW3 4LH				Site Location Plan; Existing floor plan; E/001; E/002; P/001; P/002.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Excavations to the front garden including the reinstatement of a garden retaining wall in order to create an enlarged courtyard area for the existing basement 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	23	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:							
CAAC/Local groups* comments: *Please Specify		Belsize CAAC: Raised no objections (19/2/07)					

Site Description

Semi-detached residential property converted into flats. The proposal relates to the basement flat on the front part of the building. The site is within the Belsize conservation area.

Relevant History

None relevant

Relevant policies

RUDP: S1, S2, SD9B, B1, B3, B7.

CPG, Belsize CAS

Assessment

The proposal involves excavations to lower the middle section of the front stepped garden to that of the lower part of the forecourt, to enlarge the patio for the front basement flat, and reconstruct a retaining wall between this and rest of the forecourt.

Main issues: Impact on the character and appearance of the conservation area.

Assessment: The section proposed to be lowered is only 1.2m wide. This will enlarge a patio to a depth of 2.7m and be paved in a matching gravel surface plus a new retaining wall in matching brickwork. The remainder of the forecourt near the front boundary, which has a depth of 2.6m, will remain in its present height.

This alteration will be barely visible from the street, as the area to be lowered is hidden behind the higher section of the forecourt and the property's boundary, and therefore it will have little impact on the character and appearance of the conservation area, but will enhance the open space for the flat. It is therefore considered to be acceptable.

Approval is recommended

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613