

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		18/12/2006	
		N/A		<b>Consultation Expiry Date:</b>		23/11/2006	
<b>Officer</b>				<b>Application Number(s)</b>			
Cassie Plumridge				2006/4855/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Belsize Tavern P.H. 29 Belsize Lane London NW3 5AS				Refer to draft decision notice.			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		<b>Date:</b>		
<b>Proposal(s)</b>							
Replace existing double entrance door with new single leaf glass entrance door to restaurant (Class A3).							
<b>Recommendation(s):</b>		Refuse permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	10	No. of responses	03	No. of objections	03
<b>Summary of consultation responses:</b>		<p>Two submissions were received from <b>1 Belsize Mews</b> objecting to proposal.</p> <ul style="list-style-type: none"> <li>replacement of the existing timber doors with new glass doors is out of character with the building.</li> <li>There appears to be no provision for soundproofing as required by recent licence decision.</li> </ul> <p>An objection was received from <b>1 Belsize Court Garages</b> who raised the following concerns:</p> <ul style="list-style-type: none"> <li>replacement of the existing timber doors with new glass doors is out of character with the building.</li> <li>Will result in greater noise output.</li> <li>This design was withdrawn previously, and is development by stealth.</li> </ul>					
<b>CAAC comments:</b>		The <b>Belsize CAAC</b> objected to the proposal as the replacement of the existing timber doors with new glass doors to street is out of character with the host building.					
<b>Site Description</b>							
The site is occupied by a 3-storey building on the south side of Belsize Lane at its junction with Belsize Mews. The commercial use is located at ground and basement level, with residential above. The building has been identified as one of a group that makes a positive contribution to the Belsize Park Conservation Area within which it lies. The property also forms part of a local neighbourhood shopping parade, as identified in the UDP.							

## Relevant History

Planning permission 2005/4629/P granted on 22/12/2005 allowed for the *insertion of additional front door opening to match the existing, widening of existing fire escape door to Belsize Mews elevation plus minor alterations to fenestration, raising of side and rear parapet line at first floor level and installation of new safety rail.*

This application as originally submitted included the addition of a glass doors, similar to the subject application. This aspect of the proposal was omitted following concerns raised by officers.

## Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

### Belsize Conservation Area Statement

#### Camden's Replacement Unitary Development Plan 2006:

- B1 - General Design Principles
- B4 – Shop fronts, advertisements and signs
- B7 - Conservation Areas

#### Supplementary Planning Guidance 2002:

Section 2.7 – Alterations and Additions

## Assessment

### Proposal:

The subject application seeks planning permission for alterations to the front façade to replace existing double entrance door with new single glass entrance door to restaurant.

### Discussion:

- The concerns expressed in the previous application (2005/4629/P) remain and the proposal is not considered suitable for support.
- Guideline BE32 of the Conservation Area Statements states *"Proposals for new shop fronts will be expected to preserve or enhance the visual character and appearance of the shopping streets, through respect for the proportions, rhythm and form of the original frontages. Any shop fronts of historic interest or architectural quality should be retained and if necessary required. The loss of historical / original shop fronts will be strongly resisted."*
- The replacement of the existing double leaf timber doors with a single glass leaf door is not considered to be acceptable; the introduction of large panes of plate glass and loss of the traditional moulded stall riser would be detrimental to the appearance of the front façade.
- The proposed large transparent opening would disrupt the symmetry and rhythm of the existing ground floor façade which exhibits solidity with smaller areas for glazing. The nature of the opening, being double leaf timber doors, is also considered desirable to retain and is a typical feature of commercial frontages.
- The building is considered be a good example of a traditional shop front, as noted it is identified as making a positive contribution to the Conservation Area, and the proposed alterations are not considered to preserve the visual character and appearance of the frontage.
- The proposed new entrance door, by reason of detailed design and materials, would be detrimental to the character of the host building and the Belsize Conservation Area contrary to policies B1 (General Design principles), B4 (Shop fronts, Advertisements and Signs) and B7 (Conservation Areas) of the London Borough of Camden Replacement Unitary Development Plan 2006 and the Belsize Conservation Area Statement.

**Recommendation:** Refuse.

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