

Delegated Report		Analysis sheet		Expiry Date:		07/11/2006	
		N/A / attached		Consultation Expiry Date:		11/10/2006	
Officer				Application Number(s)			
Paul Wood				2006/4203/P			
Application Address				Drawing Numbers			
71 Lancaster Grove London NW3 4HD				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Retention of new metal gates to pedestrian entrance on Lancaster Grove and to vehicular entrance on Lambolle Place adjoining no.8.							
Recommendation(s):		Grant permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	05	No. of responses	00	No. of objections	00
Summary of consultation responses:		A site notice was also erected from 20/09/2006 to 11/10/2006. No objections have been received.					
CAAC/Local groups comments:		Belsize CAAC: No objection raised					
Site Description							
The site is two storey semi-detached dwelling located on the northern side of Lancaster Grove and within the Belsize Conservation Area. The existing front boundary treatment is a low rise brick wall with stone capped piers and hedge. There are no existing pedestrian or vehicle access gates (although an opening exists for both). Crossover is existing.							
Relevant History							
2004/2681/P: Change of use from 3 x self-contained flats to a single-family dwelling. <u>Granted</u> 2004/5294/P: Demolition of existing single storey rear extension and erection of new enlarged rear extension, plus window alterations to the ground floor rear bay. <u>Granted</u>							
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 <u>taken as a whole</u> together with other material considerations.							
London Borough of Camden Replacement UDP 2006							
S1/S2 – Sustainable development							
SD6 – Amenity for occupiers and neighbours							
B1 – General design principles							
B3 – Alterations and extensions							
B7 – Conservation Areas							
Supplementary Planning Guidance July 2002							
2.4 – Walls, gardens and forecourt parking							

Assessment

Proposal: The application proposes the retention of an inward opening pedestrian access gate and vehicle access gate constructed from metal and painted black.

Main Issues: Impact on the appearance of the building and the conservation area, and impact on the amenity of neighbouring properties.

Assessment: The existing boundary wall will remain unaltered. The application involves the retention of a pedestrian gate and a vehicle access gate. Each gate is constructed from thin metal framing and painted black. The scale of the gates compliment the existing wall and are considered to appropriately integrate with the streetscene and its character. There are no material impacts to the amenity of adjoining residential properties as a result of this proposal.

Recommendation: Approve

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