

Delegated Report		Analysis sheet		Expiry Date:		25/09/2006	
		N/A / attached		Consultation Expiry Date:		30/08/2006	
Officer				Application Number(s)			
Mary Samuel				2006/3327/P			
Application Address				Drawing Numbers			
20 Belsize Grove London NW3 4UN				Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
<p>External alterations including replacement of entrance door, installation of canopy, widening of entrance steps, creation of new bin store enclosure, replacement of timber and bamboo fencing to the side and rear with railings, installation of railings to upper ground floor level window and replacement of timber balustrade to front dormer with metal balustrading.</p>							
Recommendation(s):		Grant conditional planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	52	No. of responses	00	No. of objections	00
Summary of consultation responses:		No representations received.					
CAAC/Local groups comments:		Belsize CAAC: Raised no objection (04/09/06).					

Site Description

Corner semi-detached residential property converted into 9 flats on the south side of Belsize Grove, at its junction with Primrose Gardens. The site is within the Belsize Conservation Area.

Relevant History

2003/3216/P

On 7/4/04 planning permission was refused to replace two windows with French doors and balustrade railings on top of front bay windows in connection with formation of two balconettes on the front elevation.

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.

London Borough of Camden UDP (2006)

S1, S2, B1, B3, B7

Supplementary Planning Guidance: Advice on alterations to residential buildings.

Belsize Park Conservation Area Statement: Advice on alterations of buildings in the Belsize Park conservation area.

Assessment

The proposal is for refurbishment of this building and includes replacement of earlier unsympathetic alterations with more appropriate details for the building such as the replacement of timber railings to the front dormer with metal railings, the installation of new railings to the rear upper ground floor level window, the replacement of the front door with a panelled door and new canopy over, the provision of railings to the side of the bin store to replace timber fencing and to the rear to replace bamboo fencing and alterations and relocation of the bin store enclosure itself.

The drawings initially submitted were revised to further improve the dustbin enclosure provide additional information on the railings to the rear upper ground floor level window and to simplify the railings on the existing roof terrace.

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

Assessment: All the above alterations are considered an improvement on the existing situation. An unsympathetic entrance of contemporary design will be replaced by a panelled door appropriate to the period of the property, horizontal timber fencing to a balcony at roof level and side patio and bamboo fencing to the rear will be replaced with metal railings of appropriate design, dimensions and spacing.

Railings are also proposed on the rear upper ground floor level window. This window is full height, opens inwardly and is the only means of ventilation for the living room of that flat and therefore railings are necessary for safety. The design chosen is identical to the design of railings installed in other properties in the street.

Alterations to the position of the bin store enclosure will allow widening of the steps to the entrance. The reduction in the structure's height and the removal of decorative features will reduce its prominence. Unfortunately the dustbin doors will continue opening outwards as the existing doors do because of site limitations, but the system of controlling security of the doors will be improved by adding a lock.

The proposed alterations will improve the appearance of the building and the character and appearance of the conservation area and comply with policy and guidelines.

Approval is recommended

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