

Delegated Report		Analysis sheet		Expiry Date:		07/08/2006	
		N/A / attached		Consultation Expiry Date:		17/07/2006	
Officer				Application Number(s)			
Paul Wood				2006/2099/P			
Application Address				Drawing Numbers			
11 Belsize Terrace London NW3 4AX				Site Location Plan; PP-01 Rev02; PP-02 ; PP-03; PP-04; PP-05 Rev 01; PR-00 Rev 01; PR-02 Rev 01; PR-03 Rev 01; and 1 x A4 sheets of unnumbered photos.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Alterations to the front elevation at ground floor level, including replacing one door with glass window.							
Recommendation(s):		Grant conditional permission					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	04	No. of responses	00	No. of objections	00
Summary of consultation responses:		A site notice was also erected between 26/06/2006 and 17/07/2006.					
CAAC comments:		<u>Belsize Park CAAC</u> – no objection raised					
Site Description							
A three-storey terraced property with basement, located on the north-east side of Belsize Terrace and within the Belsize Park Conservation Area. The building is wholly used as a veterinary clinic with reception and shopfront at ground floor level and consulting suites, staff facilities and storage rooms within the basement, first and second floors. The site lies within Belsize Village, where retail uses prevail at ground floor level with residential accommodation above. The site currently has a dual entryway to the street.							
Relevant History							
There is no relevant history for this site.							
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 and S2 - Sustainable Development B1 – General design principles B3 – Alterations and extensions B4a – Shopfronts B7 – Conservation areas							
Supplementary Planning Guidance July 2002 2.9 – Shopfronts							
Belsize Conservation Area Statement							

Assessment

Proposal

The proposal involves the replacement of one entry door on the front ground floor elevation with a new window. Currently there are two entry doors to the street front, where originally one serviced the shopfront and the other allowed separate access to residential accommodation above. The site has since been consolidated with the loss of the residential accommodation and the second door is now redundant. Specific details of the proposal are as follows:

- Removal of the southern most timber framed door and fanlight window at ground floor level.
- Construction of a new stallriser to continue the line of the existing stallriser of the associated shop window.
- Construct a timber framed window with detailing to match the existing shop window.
- New external fascia light fitting to replace and match the existing light fitting.

Assessment

Within this section of the retail parade, the shopfronts have retained some of the traditional elements (stallriser, fanlights & toplight) associated with the original shopfront design. Many of the properties have retained the independent access to the residential unit (s) above the retail uses, notably numbers 8, 10 and 12. The subject site has subsequently consolidated the whole of the property for the use as a veterinary clinic and thus the door traditionally intended to allow access to residential units is now redundant.

The works propose to remove this door and construct alterations to the front of the shopfront to infill this doorway with a window, to match that of the principle shopfront window. The works involve the construction of a stallriser that would continue the line of the existing stallriser, and the installation of a timber framed window within the existing door cavity. The materials and finishes would match that of the existing shopfront window. These works are considered sympathetic to the subject building and would not cause detriment to the conservation area. While the works involve blocking up a traditional element to this shopfront, the nature of the development would easily allow for the doorway to be reinstated in the future should the use of the upper floors revert to residential accommodation.

The proposal does not include any alterations to the main entrance door to the Veterinary Clinic, which has an entry that is level to the street and allows access for people with disabilities and those who are pushing prams and buggies. The removal of the secondary door would not result in a reduced level of access to the site.

The proposal also includes alterations to the fascia mounted lights. The new lights would largely match the existing and would not result in any material difference in appearance to the shopfront.

Conclusion

The proposed works are considered to be respectful of the character and appearance of the building, unobtrusive in the streetscape and sympathetic to the character and appearance of the conservation area. As such, the proposed works are considered to have appropriate regard for relevant policies of the London Borough of Camden Replacement UDP 2006 (SD6, B1, B3, B4a, B7 and Supplementary Planning Guidance 2.9) and 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