

Delegated Report		Analysis sheet		Expiry Date:		18/07/2014	
		N/A		Consultation Expiry Date:		26/06/2014	
Officer				Application Number(s)			
Tessa Craig				2014/3491/P			
Application Address				Drawing Numbers			
31 Belsize Park Gardens London NW3 4JH				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Alteration of front garden landscaping and rebuilding garden wall between no.29 and no.31							
Recommendation(s):		Grant planning permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	29	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Twenty nine neighbours were notified of the proposal by post. The application was advertised in Ham & High on 05/06/2014 and a site notice was erected on 04/06/2014.					
CAAC/Local groups* comments: *Please Specify		Belsize Park CAAC-					

Site Description

The property is a five storey semi-detached property on the south side of Belsize Park Gardens. The property is not listed but is located within the Belsize Park Conservation Area. It forms part of a group of buildings which make a positive contribution to the conservation area. An Article 4 direction has removed permitted development rights and requires planning permission for any works to the front elevation of the property.

Relevant History

2014/1603/P: Installation of two light fixtures to front elevation at first floor level (Retrospective). Granted, 09/04/2014.

2012/2656/P: Installation of balustrading above entrance porch and replacement of window with door at front first floor level in connection with creation of a terrace in connection with the existing dwelling (Class C3). Granted 24/07/2012

2012/1866/P: Amendments to planning permission granted on 21/10/11 (ref: 2011/3704/P) for the excavation to create basement with rear lightwell and rooflight, lowering of lower ground floor level, enlargement of dormer window with terrace in front roofslope, installation of dormer window with terrace in rear roofslope, installation of glazed lantern to side roofslope, alterations to windows and doors at front and rear lower ground floor level and ground floor level on side elevation, and creation of terraces at rear ground and first floor level all in connection with existing dwelling (Class C3), namely moving the rooflight in the side roof slope closer to the ridge and relocation of the 2 rooflights on the front and rear roofslope to the side roofslope. Granted 27/04/2012

2012/1298/P: Details pursuant to condition 6 (solar panels) of planning permission granted 21/10/11 (ref: 2011/3704/P) for the excavation to create basement with rear lightwell and rooflight, lowering of lower ground floor level, enlargement of dormer window with terrace in front roofslope, installation of dormer window with terrace in rear roofslope, installation of glazed lantern to side roofslope, alterations to windows and doors at front and rear lower ground floor level and ground floor level on side elevation, and creation of terraces at rear ground and first floor level all in connection with existing dwelling (Class C3). Granted 13/04/2012

2012/0016/P: Details pursuant to condition 4 (enclosure/balustrade to lightwell, terraces and balcony) of planning permission dated 24/10/11 (ref: 2011/3704/P) for the excavation to create basement with rear lightwell and rooflight, lowering of lower ground floor level, enlargement of dormer window with terrace in front roofslope, installation of dormer window with terrace in rear roofslope, installation of glazed lantern to side roofslope, alterations to windows and doors at front and rear lower ground floor level and ground floor level on side elevation, and creation of terraces at rear ground and first floor level all in connection with existing dwelling (Class C3). Granted 20/02/2012

2011/5431/P: Details pursuant to condition 3 (tree protection) of planning permission granted 21/10/11 (ref: 2011/3704/P) for the excavation to create basement with rear lightwell and rooflight, lowering of lower ground floor level, enlargement of dormer window with terrace in front roofslope, installation of dormer window with terrace in rear roofslope, installation of glazed lantern to side roofslope, alterations to windows and doors at front and rear lower ground floor level and ground floor level on side elevation, and creation of terraces at rear ground and first floor level all in connection with existing dwelling (Class C3). Granted 25/11/2011

2011/3704/P: Excavation to create basement with rear lightwell and rooflight, lowering of lower ground floor level, enlargement of dormer window with terrace in front roofslope, installation of dormer window with terrace in rear roofslope, installation of glazed lantern to side roofslope, alterations to windows and doors at front and rear lower ground floor level and ground floor level on side elevation, and creation of terraces at rear ground and first floor level all in connection with existing dwelling (Class C3). Granted subject to a S106 legal agreement 21/10/2011

Relevant policies

London Plan 2011

LDF Core Strategy and Development Policies 2010

CS1 Distribution of Growth

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing High Quality Design

DP25 Conserving Camden's heritage

DP26 Managing the impact of the development on occupiers and neighbours

Planning Guidance

CPG1 – Design

CPG6 – Amenity

Belsize Conservation Area Statement 2002

Assessment

Proposal

Planning permission is sought for landscaping in the front of the garden and demolition of the leaning boundary wall between 29 and 31 and replacement with a slightly lower wall matching the front boundary wall in terms of height and design. The proposed landscaping will install stepped planter beds where the current garden slopes downward toward the lightwell in the right hand side of the front property. Hard landscaping including pavers and stone coping shall be used around the planter beds and left hand side of the front boundary.

Assessment

The main considerations in relation to this proposal are design and impact on the streetscene within the conservation area.

Design

The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

The proposed wall will be very similar to the existing wall however the lean will be gone. The wall is consistent with the appearance of the property frontage and will match in terms of materials and design. The proposed landscaping will be sympathetic to the character of the building and the streetscene, retaining some soft landscaping. There are no concerns regarding the design of the proposal in the context of the streetscene.

There are no amenity concerns associated with the proposal.

Recommendation

Grant planning permission.