

Delegated Report		Analysis sheet		Expiry Date:		25/09/2014	
		N/A		Consultation Expiry Date:		28/08/2014	
Officer				Application Number(s)			
Tessa Craig				2014/4801/P			
Application Address				Drawing Numbers			
42 Belsize Square London NW3 4HN				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Demolition and 'like for like' rebuild of chimney stack between 41 and 42 Belsize Square.							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	44	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was erected on 06/08/2014 and the application was advertised in Ham & High on 07/08/2014. No comments were received.					
CAAC/Local groups* comments: *Please Specify		Belsize Park CAAC- no comments were received.					

Site Description

The site is located on the north side of Belsize Square, it comprises a large 4 storey building plus attic semi-detached property which is sub-divided into flats. The property includes an approximately 6.5m deep chimney stack which is approximately 1.7m high and 0.4m wide with 18 chimney pots of varying height.

The site is not a listed building but is within the Belsize Conservation Area.

Relevant History

None.

Relevant policies

LDF Core Strategy and Development Policies

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 development on occupiers and neighbours

Camden Planning Guidance 2011

Belsize Conservation Area Statement

Assessment

Proposal

Planning permission is sought to demolish the chimney and rebuild it 'like for like.' The works have come about as existing chimney stack has structural damage which was discovered when re-roofing works were taking place. The existing chimney will be carefully demolished to roof level and rebuilt to match the original. The chimney pots will be retained and reused where they are undamaged and will be replaced to match the original if not able to be reused. Chimney pots 5, 7 and 9 will be replaced to overcome water ingress issues. The new chimney pots shall match as closely as possible to the original pots.

Assessment

The proposed works will be carefully carried out to ensure the chimney matches the existing build as closely as possible. The design is considered acceptable in this regard and the pots which cannot be reused will be replaced with similar pots. Furthermore, the pots which will be replaced are located near the middle of the chimney stack and therefore less visible. The works will preserve the character of the conservation area, consistent with the policies identified above. The proposal is considered acceptable in design terms. There are no concerns with regards to amenity as the works are 'like for like' rebuilding of the existing chimney.

Recommendation

Grant planning permission.