

Delegated Report		Analysis sheet		Expiry Date:		26/06/2014	
		N/A / attached		Consultation Expiry Date:		05/06/2014	
Officer				Application Number(s)			
Obote Hope				2014/3077/P			
Application Address				Drawing Numbers			
Flat B and C 17 Lancaster Grove Belsize Park London NW3 4EU				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
The erection of a cycle storage area and shed to the flank elevation, replacement of the existing gate to the flank wall at lower ground floor level, new external staircase with terrace at ground floor rear elevation, the installation of a new window to the flank elevation and installation of glazed screening bars to the bay windows to the front elevation.							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	42	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A press notice was published on the 15/05/2014 – 05/06/2014 and a site notice displayed on 14/05/2014 - 26/06/2014, no comments have been received.					
CAAC/Local groups* comments: *Please Specify		Belsize Park CAAC – No comments received.					

Site Description

The site comprises a large semi detached residential property. It is not a listed building but is within the Belsize Park Conservation Area, located to the north side, east of Belsize Park Gardens. The property is divided into three self-contained flats.

The streets are predominantly residential, characterised by the repeated forms of the stucco villas, whose design gives a strong identity and unity of appearance to the area. Number 17 is considered to have a negative impact on the conservation area due to inappropriate replacement windows, loss of detailing and dormer extensions.

Relevant History

No relevant history

Other relevant works

1A Belsize Park Gardens

2011/1925/P PP- **Granted** for: Amendments including creation of rear lightwell and installation of basement glazing and minor alterations to glazing at ground floor level to rear elevation of side extension to planning permission granted 23/11/09 (2009/4154/P) as amended by planning permission granted 14/06/10 (2010/1493/P) for erection of replacement single-storey side extension including increase in height of part of the street boundary wall and a replacement single storey rear extension to the existing flat, excavation at basement level and relocation of parking bay and crossover on Lancaster Grove. (Retrospective). **22/07/2011**

Relevant policies

NPPF 2012

London Plan 2011

LDF Core Strategy

CS1 (Distribution of Growth)

CS5 (Managing the Impact of Growth and Development)

CS14 (Promoting High Quality Places and Conserving Our Heritage)

Development Policies

DP24 (Securing High Quality Design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the Impact of Development on Occupiers and Neighbours)

Camden Planning Guidance 2013

CPG1-Design Paragraph 4.24

CPG6-Amenities

Belsize Park Conservation Area Statement 2002 Page 19 and 43.

Assessment

Proposal:

1.1 Planning permission is sought for alterations to the front, side and rear elevation for the;

- Removal of existing plastic roof and the erection of new storage area and cycle shed to the flank elevation at lower ground floor level;
- The installation of new door to the flank elevation;
- Installation of a new timber sash window to the flank elevation;
- Installation of glazed screening bars to the front bay window at ground floor level, and ;
- Erection of new external stair enclosure to the rear between the lower-ground and ground floor level;

1.2 The key planning considerations associated with the proposals are:

- 1) *Design of the proposed scheme and;*
- 2) *Impact on residential amenities*

1.3.1 Concern was also raised in regards to the screening in terms of its size. These concerns were raised with the agent consequently, a block plan was provided with similar staircase enclosure and a reduction of the external staircase by a metre.

1.3 Design / impact on conservation area

1.3.1 Policies CS14, DP24 and DP25 of Camden's Local Development Framework seek to promote high quality places and conserving Camden's heritage. Policy CS14 states that the Council will ensure Camden's places and buildings are attractive, safe and easy to use by inter alia '*preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas...*' The property lies within the Belsize Park Conservation Area, and any alterations/extension to these buildings should *preserve and enhance* the character and appearance of this conservation area.

Flank elevation

1.3.2 The proposed plastic roof and door to the side (west) elevation is of no value and would be removed, it's proposed to erect a bicycle storage enclosure and a new shed. The proposed cycle storage area would measure approximately 4.8m (depth) x 2.3m (high) x 1.3m (wide) and a storage shed that would measure approximately 10.1m (depth) x 1.8-1.3m (wide) x 2.2m (high) to the flank elevation at lower-round floor level. The proposed cycle shed and storage unit would be constructed using hardwood sliding doors and corolux roof sheeting to match the existing. It's also proposed to replace the existing timber door that provides access to the flank elevation. The door would be a like for like replacement in terms of height, design and the material used.

1.3.3 A new timber casement window is proposed to the side wall of the flank (west) elevation the proposed window would be located at lower-ground floor level.

Rear elevation

1.3.4 It's proposed to erect a new staircase enclosure between the lower-ground and ground floor rear elevation, the proposed stair enclosure measures approximately 7.1m (depth), the stair well would include galvanised steel framed balustrade, 18 risers at 161mm to 300mm, gradient of 25 degrees.

1.3.6 **Revised rear elevation**

1.3.7 The proposed stair enclosure was revised and the depth reduced to a maximum of 6.1m, The steel stair well would retain the 1m (width) and would be approximately 1.0m to 2.0 in depth at ground floor level. It's proposed to install timber screen on a galvanized steel frame approximately 1.8m (high), the proposed screening would be installed between the ground and lower-ground floor level. However, the property is read as a pair and the proposed staircase enclosure is considered to be a bulky addition.

1.3.8 New development should be seen as an opportunity to enhance the Conservation Area. All development should respect existing features such as building lines, roof lines, elevational design, and, where appropriate, architectural characteristics, detailing, profile and materials of adjoining buildings and it's considered that the proposed external staircase would detract from the host building and the neighbouring property in terms of it's size and bulk.

1.3.9 Furthermore, in the case of absence, the view from street level does not prevent the rear of the terrace from being part of the fabric of the Conservation Area. CPG 1 stipulates that ensure the siting, location, scale and design of the proposed development has a minimal visual impact on, and is visually subordinate to, the host garden. Whilst, it is accepted that there are examples of stair enclosures within the Belsize Park Conservation Area, the majority are less prominent as they are hidden by planters to limit the visual impact. Planning history suggest that majority of the the properties on Lancaster Grove were built with an external staircase. The property is a pair and it is considered that this addition would dominate the rear elevation and would be read as a detrimental addition to the host property as well as the neighbouring building. When assessing this application, it's considered that the height and depth of the proposed screen and external stair

case would be a bulky addition, and as such, would fail to preserve and enhance the host building, to the detriment of the Belsize Park Conservation Area. Contrary to Planning Policies CS14, DP24 and DP25 of Camden's Local Development Framework.

1.4 Front elevation

1.4.1 It's proposed to install three glazed balustrades (glazed screening bars) to the bay windows to the front (south) elevation at ground floor level that would measure approximately 1.0m, the glazed balustrades to the side windows measure approximately 0.6m in width. Whilst, the centre bay window would be 1.7m in width. The Belsize Park Conservation Area Statement states; *"New work, whilst seldom necessary, can have an unfortunate and undesirable effect on the appearance of the building and Conservation Area and may lead to long term structural and decorative damage, and maybe extremely difficult (if not impossible) to reverse once completed"*. The proposed glazed screening bars would be an unwelcomed addition that would be located to the principal elevation. Through the process of assessing the application, the agent made reference to a recent planning permission that includes a obscured glazing bar to the front elevation. However, it's considered that the proposal in this location would be read as incongeorus addition and would not preserve or enhance the wider conservation area.

2.0 Residential amenity

2.1 Although the proposed enclosure to the proposed stairs would abut the neighbouring property, due to its height it would overcome all concerns in relation to overlooking from the proposed staircase. Due to the location and the site constraints, it is not considered that the proposed works do not raise any amenity concerns in terms of loss of daylight/sunlight, privacy or sense of enclosure. However, these do not overcome the previous concerns noted in the design section above.

3.0 Other matters

3.3 There is no anticipated impact in regards to the erection of the cycle storage and the external storage facility to the flank elevation due to the design, size, sitting or bulk. Furthermore, the proposed storage facilities would result in an organised approach to the flank elevation that would reduce the existing clutter to the west elevation. Therefore would be considered acceptable.

4.0 Recommendation

4.1 Refuse Planning Consent