

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		14/11/2014	
		N/A		<b>Consultation Expiry Date:</b>		17/10/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Sam Watts				2014/5760/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
26 Winchester Road London NW3 3NT				See decision notice.			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Rebuilding of front garden wall, including replacement of timber fence above & piers, installation of metal entrance gate, widening of lower ground floor opening & replacement entrance door, and installation of handrails to main entrance steps.							
<b>Recommendation(s):</b>		Grant conditional permission.					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>09</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Press Notice displayed from 02/10/2014 – 23/10/2014 Site Notice displayed from 26/09/2014 – 17/10/2014 No responses received.					
<b>CAAC/Local groups* comments:</b> *Please Specify		No response received from Belsize CAAC.					

## **Site Description**

The site consists of a three storey terraced house with integral basement located on the east side of Winchester Road. The site is in the Belsize Park Conservation Area, and is noted as a positive contributor in the Belsize Conservation Area Statement (2003).

## **Relevant History**

None.

## **Relevant policies**

**National Planning Policy Framework 2012**  
**London Plan 2011**

### **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**

CPG 1 (Design) 2013  
CPG 6 (Amenity) 2011

**Belsize Conservation Area Statement (2003)**

## Assessment

### Proposal:

The proposal is to rebuild the front garden wall and install a new timber fence above this wall, insert a new metal entrance gate, widen the lower ground floor entrance door with new door and frame, insert handrails to the main entrance steps and widen access between the two entrance piers.

### Design:

Policy DP24 states:

“The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;
- b) the character and proportions of the existing building, where alterations and extensions are proposed;
- c) the quality of materials to be used;
- d) the provision of visually interesting frontages at street level;
- e) the appropriate location for building services equipment;
- f) existing natural features, such as topography and trees;
- g) the provision of appropriate hard and soft landscaping including boundary treatments;
- h) the provision of appropriate amenity space; and
- i) accessibility.”

As the rebuilt wall and timber fence would use the same materials as the existing wall, the design is not seen to disrespect the character of the building or the wider conservation area. It is also in compliance with paragraph 4.7 of CPG1 which states “alterations or repairs to brickwork or stonework should match the original in all respects while satisfying the needs of durability and maintenance.” Given that there are a number of other similar fences in the surrounding area, the proposed metal fence would also have no detrimental impact on the property or wider conservation area. The widening of the entrance piers and installation of the new door would also have no negative impact on the design of the property or wider conservation area and are therefore seen in compliance with DP24 and DP25, guidance in CPG1 and the Belsize Park Conservation Area Statement.

### Amenity:

The proposal would not lead to any loss of privacy, overbearing impact or loss of light to any neighbouring properties. It is therefore in accordance with both CPG6 and policy DP26.

### Trees:

A tree officer has viewed the arboricultural statement and tree plan and has deemed them to be satisfactory.

**Recommendation:** Grant planning permission.