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**Conservation Area Advisory Committee**

Advisory Committee	Belsize
Application ref	2015/0290/P
Address	3 Belsize Place London NW3 5AL
Planning Officer	Michael Cassidy
Comments by	5 March 2015
Proposal	<p>Variation of Condition 2 of planning permission 2012/3291/P, dated 21/01/2013 (for erection of building comprising basement and part four-storey (to Belsize Place), part two-storey and part single-storey with mezzanine, and roof terrace at 1st floor, to provide a single-family dwellinghouse), namely to allow alterations to the approved fenestration to the northern corner and rear elevations of the building, the relocation of the main ground floor entrance, alterations to the elevation to the court, the introduction of a balcony to Bedroom 2 at second floor level and an extension of the third floor balcony.</p>
Objection	Yes
Observations	<p><b>OBJECT</b></p> <p>Object to the pokey looking new entrance, bland front door and lack of any painted render work to this and other openings in this facade.</p> <p>to curved, industrial metal roofs, metal panels, vertical louvres and the use of stock bricks. All out of character with the area.</p> <p>to new balcony on third floor and its relationship with curved corner below.</p> <p>This development is very visible from from the pedestrian Lane and other properties on the hill.</p> <p>It is a bland brick box design which does not have the same sense of scale and grace as the adjoining and, therefore, makes no positive contribution to this part of the Conservation Area.</p>

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Eldred Evans  
for  
BCAAC

**Documents attached**

No details entered

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