

Little Bay Restaurant, 228 Belsize Road, NW6 4BT
ADDITIONAL INFORMATION

The existing terrace between 248 and 228 (north side of Belsize road) is identical to the terrace opposite between 217 and 199 (south) with two notable exceptions.

1. The presence of the attractive corner building between Kilburn Priory and Belsize Road on the southern side compared to the existing single storey structure on the application site and the unattractive side elevation.
2. The continuation of render across the full width of the terrace.

The proposed scheme seeks to address both these issues, bringing the terrace on the northern side in line with its southern cousin.

IMAGE 1: View looking down Belsize Road towards Kilburn



It was established during the pre-application advice (CA/2012/ENQ/02240 dated May 2012) that this is a previously undeveloped site in respect of the continuation of the terrace and this is also evident on historic maps (Images 2 and 3), it is unclear why this never occurred historically.

The proposal seeks the sympathetic extension of the terrace and the restoration of the existing façade.

It is also noted that there have been a number of comments in support of the scheme from local residents relating to the improvement upon the existing building.

Martin Harris: 22 Priory Road

It should combine modernising and extending this popular restaurant with additional residential accommodation on a site which looks less than tidy at present

Carl Jenkins: 183 Belsize Road

We are happy that this planning application has been submitted and we hope it will be approved. The restaurant is a local institution loved by many. The extension is ugly though and the proposed plan would make it smarter and be in character with the rest of the conservation area.

IMAGE 2: London 1:1,056 1893 - 1895

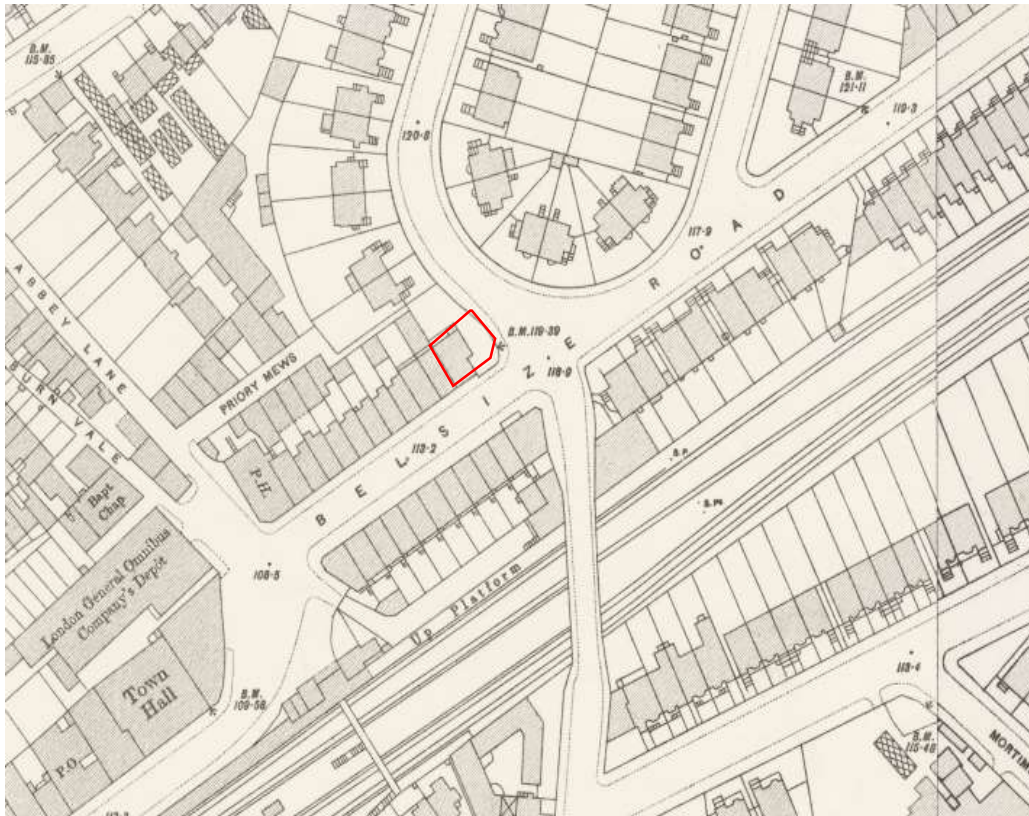


IMAGE 3: London 1:1,250/1:2,500, 1947 - 1964



Justification in relation to the previously refused scheme

A planning application was submitted in September 1999 by the previous owner of the sites freehold, our client acquiring the freehold in 2004, for the change of use of the first and second floors from a house in multiple occupation to 5 self-contained studio flats and 1x 1 self-contained bed flat, the erection of a 3 storey front and side extension and two storey rear extension, the expansion of the existing A3 restaurant on the ground floor and basement levels, alterations to the elevations.

This application was refused planning permission in May 2000 for the following reasons. Each are considered in the context of the latest application.

1. The proposed development involves the loss of existing residential accommodation of a type that the council considers should be retained in this area.

The unit mix within the existing building has changed since this application, the existing unit mix to be replaced is comprised of three studio units and one 1 bed units. This is very close to the unit mix proposed within this refused application.

2. The Proposed development does not include accommodation suitable for family occupation, contrary to the councils policies set out in the written statement of the London Borough of Camden local plan 1987 (the borough plan) and the draft unitary development plan, to encourage the inclusion of such accommodation within schemes for new development or conversion.

The 1987 local plan is no longer statutory planning policy. Although no family unit is proposed with this scheme the loss of the studio units and inclusion of 2 two bed units represents a better mix.

3. The proposed development would provide substandard residential accommodation by reason of inadequate flat size and layout.

The proposed one bed units exceed minimum standards. It is acknowledged that the proposed 2 bed units are 2 meters below minimum standards and which is unavoidable due to the location of existing walls. This is considered within paragraph 5.6 ad 5.7 of the planning statement.

The sizes of the units for the previous scheme are not known it is therefore difficult to assess how this relates to the proposed scheme.

4. The proposed front and side extension would, by virtue of its scale, bulk, and footprint, detract from the character and appearance of the building and the conservation area.

The design of the 2000 scheme differed to that proposed today notably featuring a dimple on the priory road corner. The proposed scheme squares out the building creating a more appropriate shape for the context.

The pre-application advice states in regard Design

'The conservation officer has no objection in principle to the proposed works, it is noted that the site was never historically a dwelling (which has been demolished for example). However the single storey ground floor unit appears

as an anomaly in the street and is unsightly. Moreover the road layout and terrace allows for an additional dwelling to be attached to the north side of the terrace without resulting in an uncomfortable form or appearance'.

This supports the design principle set out with regard the latest scheme, it also notes that this site has never seen development beyond the ground floor and that this is not treated as a negative aspect.

- 5. The proposed rear extension at first and second floor would by virtue of its situation, size and scale appear as a dominant and incongruous feature which detracts from the character and appearance of the building, the terrace and the conservation area.**

No rear extension is proposed as part of the revised scheme representing an improvement upon the previous scheme.

- 6. The shopfront by virtue of its scale and detailed design would detract from the character and appearance of the building and the conservation area.**

The proposed shopfront within this scheme has been designed in response to the pre-application advice which stated,

'The new shopfront should have all elements of a traditional shopfront including accurately proportioned fascia, cornice, corbels, pilasters and stallriser and transom bar.

The scheme has also been designed so as to mirror and compliment the style and character of the existing terrace and it is envisaged that the proposal will enhance the appearance of this corner plot and the Prior Conservation area.

The shopfront will be timber framed with enough framing to ensure that the windows retain a vertical effect.

It is not apparent that the scheme in 2000 was designed to incorporate such detail with the windows having a greater horizontal effect. It is not clear what materials were proposed within the earlier scheme.

- 7. The proposed front and side extension is likely to cause harm to the health of nearby trees and lead to their premature loss, which would harm the visual amenity ecological value of the area.**

It is understood that this relates to a tree on priory road, illustrated on the drawings. This tree no longer exists.

- 8. In the absence of details of a replacement ventilation system the existing and expanded restaurant use is likely to give rise to harm to the amenity of existing occupier by virtue of noise and smells.**

Details of a replacement ventilation system can be provided via a condition if the local authority considers this necessary.

9. **The proposal would fail to comply with the councils policies for the provision of car parking space and would likely to lead to increased parking stress and traffic congestion.**

This is no longer relevant, the proposal provides for the provision of cycle parking.