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**Conservation Area Advisory Committee**

Advisory Committee	Belsize
Application ref	2016/3965/P
Address	18 Lancaster Grove London NW3 4PB
Planning Officer	David Peres Da Costa
Comments by	26 Aug 2016
Proposal	Variation of condition 2 (approved plans) of planning permission 2014/2811/P dated 17/03/2015 (for erection of 2 storey 6-bedroom single family dwellinghouse with basement), namely to allow alterations to brickwork, window design and roof profile and enlarged rear dormer.
Objection	Yes
Observations	<p>The building has already been started - the basement was excavated several months ago, possibly last year, and now after quite a long break in activity there, the main steelwork is up and block walls are been laid. This new application is for permission to change the style of the exterior of the building. Formerly, it was conceived as a grandiose version of mock Arts and Crafts, with stone dressings around the windows etc, and now the new idea is for more of a thirties look, a bit plainer - and perhaps chosen because it could be less expensive to construct.</p> <p>The building is actually on the same footprint which must have been granted permission anyway, so it is still too large in relation both to the site, and to its tile-hung, smaller cottage-style neighbours on the same side of the street.</p> <p>The new treatment of the facades is dull, to put it kindly, and not in sympathy with the facing late Victorian houses either. This building is not a worthy addition to the CA.</p> <p>Beatrice Wober for BCAAC</p>

**Documents attached**

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**Documents attached**

No details entered

**About this form**

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