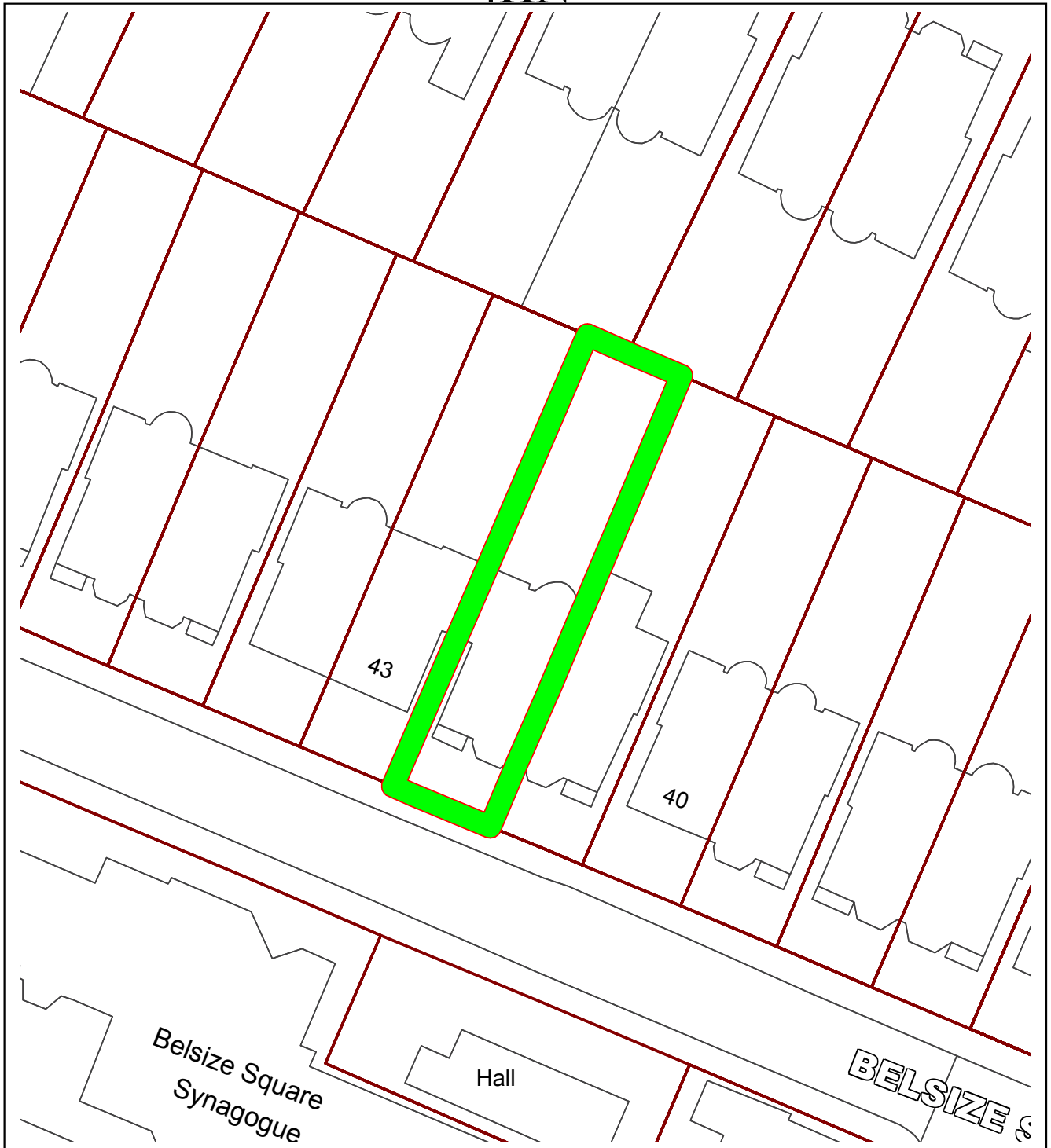


2018/0633/P – 42 Belsize Square, NW3
4HN



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1) Tiled front steps with pillars



2) Tiled front steps



3) Tiled steps and existing pillar with coping stone



4) View from street

Delegated Report (Members Briefing)		Analysis sheet N/A / attached		Expiry Date: 02/04/2018	
				Consultation Expiry Date: 29/03/2018	
Officer			Application Number(s)		
Ben Farrant			2018/0633/P		
Application Address			Drawing Numbers		
42 Belsize Square London NW3 4HN			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Alterations to front external steps including replacement of Victorian tiles with modern equivalent; installation of black nosing treads; and installation of capping stones to existing pillars					
Recommendation(s):		Grant conditional permission			
Application Type:		Full planning application			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
Adjoining Occupiers:	No. notified	0	No. of responses	0	No. of objections
					0
Summary of consultation responses:		A site notice was displayed on 02/03/2018 (consultation end date 23/03/2018), and a press notice was displayed on 08/03/2018 (consultation end date 29/03/2018). No objections were received in response to the public consultation.			

**Belsize Conservation
Area Advisory
Committee (CAAC)**

The following objection was received following public consultation on the scheme:

- Replica Victorian Tiles, of the correct size, are available. The risers are made of Marble. There are good examples, of new approach tiling, to be seen in Belsize Park Gardens

Officer comment

- *Details (and samples where necessary) of replacement tiles has been requested by condition*

Site Description

The site is a three storey building (plus roof extension and basement floors) on the north-eastern side of Belsize Square. The property has been subdivided into flats, with a communal entrance accessed via an external path/stairway finished with Victorian tiles (which is the subject of this application).

The site is within the Belsize Park Conservation Area, and is noted as a positive contributor within the Belsize Conservation Area Statement. The site is not a Listed Building and there are no nearby Listed Buildings. The site is also covered by an Article 4 which restricts publically visible extensions and alterations to the property.

Relevant Planning History

None directly applicable to this application.

Relevant policies

National Planning Policy Framework (2012)

London Plan (2016)

Camden Local Plan (2017)

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance

CPG1 Design (2018)

CPG6 Amenity (2018)

Belsize Conservation Area Statement (2003)

Assessment

1. The proposal

1.1. This application seeks planning permission for the following works:

- Removal of existing Victorian tiles from front steps, installation of waterproof covering and new tiles applied to match the existing tile design
- Installation of black nosing treads to be applied to front steps
- Installation of 2no. column capping stones
- Installation of drip detail to replace lead flashing

2. Revisions

2.1. No revisions were received during the course of the application.

3. Conservation and design

3.1. The application site is located within the Belsize Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the

character and appearance of that area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

3.2. The proposed alterations would largely replace the Victorian tiles to the existing front steps with a modern equivalent in a similar style to the existing. It is considered that this would be a relatively minor alteration to the property which would respect its character. It is considered the proposal would preserve the character, appearance and historic interest of the conservation area. The additions to the front of the property, despite being entirely visible within the public realm, would not be immediately prominent and would not serve to harm the character or appearance of the host property or surrounding area. It is additionally noted that there are no listed buildings which would be impacted as a result of the proposed works.

3.3. A condition has been placed on the recommended approval ensuring a submission of materials and samples is required prior to the commencement of development.

3.4. Given the above assessment, the proposal is considered to be acceptable in terms of design in accordance with Policies D1 and D2 of the London Borough of Camden Local Plan (2017).

4. Impact on Neighbour Amenity

4.1. Policy A1 of the Local Plan seeks to protect the quality of life of neighbouring occupiers. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration.

4.2. Given the minor scale of the proposed alterations, the proposal is considered to be acceptable in terms of its impact on privacy, outlook, sunlight, daylight, overshadowing, artificial light levels, noise, and vibration.

Recommendation:

Grant conditional permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 16th April 2018, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2018/0633/P
Contact: Ben Farrant
Tel: 020 7974
Date: 10 April 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

camden.gov.uk

planning@camden.gov.uk

www.camden.gov.uk

AM Surveying and Block Management
42 New Road
Aylesford
ME20 6AD

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

42 Belsize Square
London
NW3 4HN

DECISION

Proposal:

Alterations to front external steps including replacement of Victorian tiles with modern equivalent; installation of black nosing treads; and installation of capping stones to existing pillars

Drawing Nos: Planning Statement (unnumbered), 42 BS_LP Rev.A, 42 BS_01 Rev.A & 42 BS_02 Rev.A

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Planning Statement (unnumbered), 42 BS_LP Rev.A, 42 BS_01 Rev.A & 42 BS_02 Rev.A.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 3 Before the relevant part of the work is begun, samples of the floor tiles shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

David Joyce
Director of Regeneration and Planning