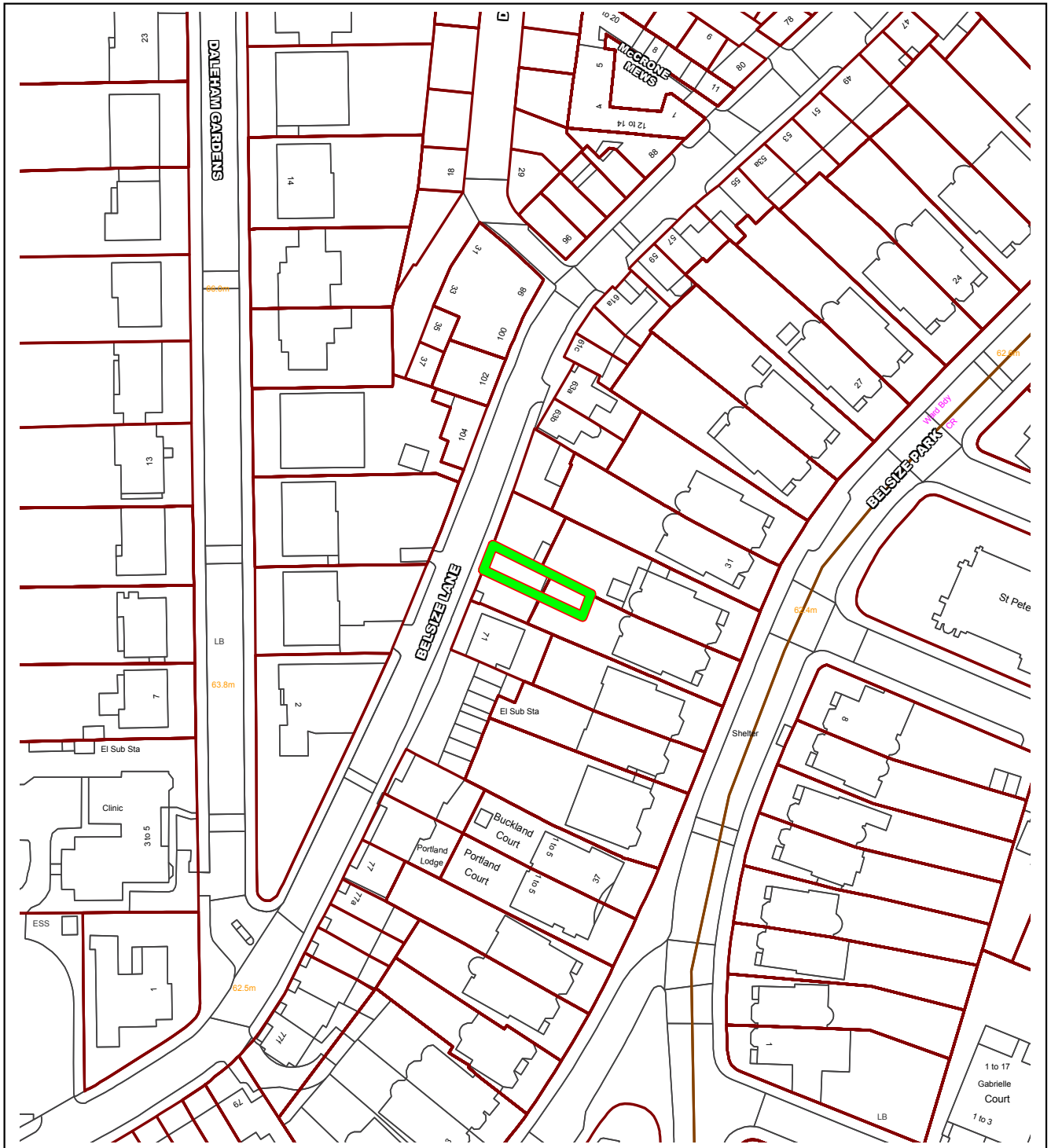


2018/6362/P - 69 Belsize Lane



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Delegated Report		Analysis sheet		Expiry Date:	15/02/2019
(Members Briefing)		N/A / attached		Consultation Expiry Date:	24/02/2019
Officer			Application Number(s)		
Rachel English			2018/6362/P		
Application Address			Drawing Numbers		
69 Belsize Lane London NW3 5AU			See draft decision		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Conversion of garage to living space and replacement of garage doors with timber glazed doors					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:	<p>Site notice displayed from 28th January 2019 until 21st February 2019 Press notice displayed from 31st January 2019 until 24th February 2019</p> <p>No responses received</p>					
Belsize CAAC:	<p>Belsize CAAC object to the proposed French windows as they would look incongruous, even with a translucent coating, as they will reveal bin cupboards below, and a room beyond.</p> <p>They would replace the existing up and over garage doors, and like them, they will open straight onto the public pavement, which could be a hazard in use.”</p> <p>Officer response</p> <p><i>See section 2 below. The proposed doors would be less hazardous than the existing up and over door as they would not project as far.</i></p>					

Site Description

The site comprises a mid-terrace, single family dwellinghouse located on the east side of Belsize Lane. The site is located in the Belsize Park conservation area (CA). Numbers 69 and 69A Belsize Lane are a pair of modern brick built houses, constructed in the 1980s.

The dwellinghouse is not listed and not noted in the CA statement as making a positive contribution to the conservation area.

Relevant History

None

Relevant policies

National Planning Policy Framework (2019)

London Plan (2016)

Camden Local Plan (2017)

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Policy T1 Prioritising walking, cycling and public transport

Camden Planning Guidance

CPG1 Design (2018)

CPG Amenity (2018)

Belsize Conservation Area Statement (2003)

Assessment

1.0 Proposal

1.1 Planning permission is sought for the replacement of the existing garage doors. The applicant proposes to remove the existing up-and-over garage door and replace it with a set of matching glazed doors. The existing internal garage would be converted into living space.

1.2 The doors would enclose a new purpose-built bin storage, and a secure deliveries cupboard - both accessible from the street.

2.0 Design

2.1 The proposed garage doors would be bespoke, brown-stained, obscure glazed timber doors similar to the original garage doors, and the exterior joinery at Nos. 69 and 69a. The proposed doors would not harm the appearance of the Belsize conservation area and be in accordance with policies D1 and D2 of the Local Plan.

2.2 The dwellinghouse does not benefit from bin storage. As a result the bins will be concealed until the fortnightly bin collections. This would be an enhancement to the appearance of the street by taking the bins off the pavement.

3.0 Amenity

3.1 The proposals would not have an adverse impact on the amenity of the neighbouring properties.

4.0 Transport considerations

4.1 The garage door is less than 2.0m wide. As such, it is narrower than the standard minimum width garage door. The only vehicles that would be likely to park in the garage would be about the size of a smart car and it is therefore suggested that the loss of the off-street parking space would not give rise to unacceptable on street parking situations.

5.0 Recommendation

5.1 It is recommended that the application is approved subject to conditions.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 11th March 2019, 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: 2018/6362/P
Contact: Rachel English
Tel: 020 7974 2726
Date: 5 March 2019

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Mr Ben Godber
55 The Gower Thorpe
Egham
TW20 8UB

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
69 Belsize Lane
London
NW3 5AU

DECISION

Proposal:
Conversion of garage to living space and replacement of garage doors with timber glazed doors
Drawing Nos: 001rev1 and Design and Access Statement

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: 001rev1

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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

Informative(s):

- 1 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.
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

Yours faithfully

Director of Regeneration and Planning

DRAFT

DECISION