



Appeal Decision

Site visit made on 1 October 2019 by C Brennan BAE (Hons) M.PLAN

Decision by Andrew Owen BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22 October 2019

Appeal Ref: APP/X5210/D/19/3234853

31 Belsize Park Gardens, London NW3 4JH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Ms Gina Germano against the decision of the Council of the London Borough of Camden.
 - The application Ref 2019/1701/P, dated 22 March 2019, was refused by notice dated 18 June 2019.
 - The development is replacement of existing crazing paving, asphalt and mosaic tiles with homemade brick paviors, mosaic tiles and stone.
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Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Procedural Matter

3. At the time of my site visit the crazy paving, asphalt and mosaic tiles had been replaced with brick paviors.

Main Issue

4. The main issue is the effect of the development on the character and appearance of the site, the street scene and the Belsize Park Conservation Area.

Reasons for the Recommendation

5. The appeal site comprises a semi-detached, three-storey Victorian dwellinghouse with lower ground floor and a converted loft space. The building is situated within the Belsize Park Conservation Area whose significance is largely derived from the uniformity of the properties and their consistent architectural detail.
 6. During my site visit, I observed that the forecourt of the property, the steps leading to the lower ground floor entrance, the steps leading to the main entrance and the area under the portico had been laid with brick paviors. It is considered that the colour of the brick paviors does not relate positively to the white stucco render of the host building. I also observed that the forecourt areas of other properties along Belsize Park Gardens typically featured mosaic
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or stone tiles, concrete and asphalt. The use of brick pavoids therefore represents a departure from what is an established and strong characteristic of properties along Belsize Park Gardens. While the development would reintroduce some mosaic tiles and a stone step under the portico, the forecourt and steps would remain predominantly comprised of brick pavoids and so appears visually discordant with both the appearance of the host building and neighbouring properties.

7. It is acknowledged that there is some variety to the surface treatments of the forecourts of properties along Belsize Park Gardens. However, as brick is not one of the materials used, it appears as an incongruous addition within the street.
8. For the above reasons, I conclude that the development causes an unacceptable level of harm to the character and appearance of the site, the street scene and the Belsize Park Conservation Area. The development therefore conflicts with Camden Local Plan (2017) Policies D1, which states that development will be required to respect local context and character, and D2, which states that the Council will require that development within conservation areas preserves or enhances the character and appearance of the surrounding area.
9. The harm to the character and appearance of the conservation area is less than substantial. However, there are no public benefits that outweigh that harm.

Conclusion and Recommendation

10. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be dismissed.

C Brennan

APPEAL PLANNING OFFICER

Inspector's Decision

11. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is dismissed.

Andrew Owen

INSPECTOR