

Delegated Report		Analysis sheet		Expiry Date:	12/05/2005
		N/A / attached		Consultation Expiry Date:	N.A.
Officer			Application Number(s)		
Mortimer MacSweeney			2005/1316/P		
Application Address			Drawing Numbers		
42-45 Belsize Park and land adjoining 79 Belsize Lane London, NW3 4EE			603-DW-500.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:
PC 28/4/05	AK Wheat 28.4.05	ZRBud 26/4/05	Tim Cairn		28/04/05
Proposal(s)					
Submission of details relating to treatment of the front elevation of new terraced houses pursuant to condition 2 of planning permission dated 1st July 2002 (Reg.no. PWX0103947/R1) for the erection of three storey town houses and the other development related to 42-45 Belsize Park, as amended by condition 1 of planning permission dated 2nd October 2003 (Reg.no. 2003/0066/P) specifically relating to the erection of 3 houses along Belsize Lane.					
Recommendation(s):		Grant Approval of Details			
Application Type:		Approval of Details			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> <p>LONDON BOROUGH OF CAMDEN TOWN AND COUNTRY PLANNING ACTS</p> <p>29 APR 2005</p> <p>RECOMMENDATION AGREED ON BEHALF OF THE COUNCIL</p> </div>					
Consultations					
Adjoining Occupiers:		No. notified	00	No. of responses	00
Summary of consultation responses:		N.A.			
CAAC/Local groups* comments: <small>*Please Specify</small>		N.A.			

Site Description

The site of the original permission included 42-45 Belsize Park as well as land adjoining 79 Belsize Lane. This application seeks permission for approval of details in so far as they relate to land adjoining 79 Belsize Lane, which is now under a different ownership and is developed with 3 terraced houses of the same footprint and bulk as approved both by the original permission PWX0103947/R1 as varied subsequently by planning permission 2003/0066 approved on 2/10/03.

The site is in a visually prominent location within Belsize Conservation Area on a bend on the south side of Belsize Lane, with long views from the SW to it down Belsize Lane. Directly on the RH side of the site Nos. 79-93 is a terrace of 8 stuccoed mid C19 Grade II listed houses, 3 storeys high with basements and attics. This listed terrace is set back from the road by small front gardens and lightwells. There is an access road onto site between this listed terrace and the 3 new houses. On the LH side of the site is a small 2 storey terrace of 3 houses, 1970's style with red facing brickwork and shallow pitched roofs, which are sited close to the back of the pavement. The siting of the 3 new houses is similarly at the back of the pavement, following the curve of Belsize Lane, and directly abutts the 1970's style 2 storey terrace.

Relevant History

On 1/7/2002 conditional planning permission was granted for the erection of 3 new houses along Belsize Lane and the change of use and works of conversion of a hostel along Belsize Park to provide 25 residential flats, including an underground car park and associated landscaping (PWX0103947/R1)

On 2/10/03 conditional planning permission was granted for a variation to the above permission, which related only to the 3 town houses, in respect of design amendments to the roof, dormer windows and front and rear elevations. (2003/0066/P)

Ref. 2004/5025/P dated 07/02/05 : the submission for discharge of condition 2 Ref. PWX0103947/R1 as amended by condition 1 Ref. 2003/0066/P was refused, and the submission for discharge of condition 7 Ref. PWX0103947/R1 was approved.

Relevant policies

EN1, EN13, EN31.

Assessment

I have inspected site and can confirm the the rear or side elevation, or the parapet detail, and the external facing materials comply with the approved drawings. The submitted detail drawing 603-DW-5000 illustrates The front elevation facing Belsize Lane, with dormers behind parapet, and front elevation render bands set out in accordance with the approved elevation Drawing No.300A. The submitted detail drawing features ;

- The front elevation is sub-divided by a distinctive pattern of horizontal and vertical channelled groves in the render finish.
- The front elevation features articulated bays at each of the entrances at ground floor level, with a pair of plain panels each side of the central window, and a symmetrically positioned window with fansome panel over at first floor level.
- All of the elements of the front elevation are complimentary as a visually coherent facade. The pattern of articulated bays, vertically proportioned windows at first floor level, modelling on the facade, and distinctive pattern of channelled lines in the rendering all contribute to a rhythmic well modulated front elevation.

These details are considered consistent with the approved design and accordingly this condition is recommended for discharge.