

45 Belsize Avenue London NW3 4BN

Planning statement 04.07.2021



The application is for the reinstatement of the stucco portico to the front entrance porch together of number 45 Belsize Avenue with reinstatement of the cornice to the stucco frieze above the bay window. All of the proposed works relate to the front elevation which faces Belsize Avenue.

The application site is one half of a pair of 4 storey later Victorian semi-detached villas generally in brickwork with ornate contrasting brickwork detailing to window surrounds. The ground and lower ground floor bay window and porch are stucco rendered with classical detailing.

The property has been historically converted into 5 flats. The application is submitted on behalf of the Freeholder at the bequest of the leaseholders.

The portico, cornice and associated classical detailing to the other half of the semi-detached villa: 47 Belsize Avenue remains. The application for works to number 45 is to reinstate historical detailing so that it will match its neighbour and restore it to its original design intention.

It is considered that the proposed works will be an enhancement to the Conservation Area.

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