

CONSULTATION SUMMARY

Case reference number

2022/1524/P

Case Officer:

Tony Young

Application Address:

Maisonette Lower Ground and Ground Floor
29 Buckland Crescent
London
NW3 5DJ

Proposal

Alterations at lower and upper ground floor level, including erection of side lobby enclosure with glazed panel and timber framed entrance door, replacement of slimline timber framed double glazed sash windows at front and rear, installation of brise soleil and replacement of door with aluminium casement window at rear; and new and replacement timber framed casement windows on side elevation.

Representations

Consultations:	No. notified	0	No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0

Summary of representations

Belsize Conservation Area Advisory Committee initially responded on 21/08/2022, as follows:

1. *'Object to new full width rear extension. Its design is out of character with the existing and there is too much timber decking.*
2. *Provide details of all new timber windows and glazed doors'.*

Officer response:

1. The proposal does not involve a new rear extension or additional decking. The CAAC may be referring to the neighbouring property at no.27 which was recently approved (2021/6021/P).
2. Full window and door details have now been provided. All replacement timber framed sash windows will be slimline and timber framed. The glazed entrance door frame to the lobby has been altered from aluminium to timber material. The use of aluminium material for a new casement window is appropriate at lower ground floor level to an existing contemporary rear extension. As such, the character and appearance of the building and conservation area would be preserved.

Following receipt of amendments and additional information, the Belsize Conservation Area Advisory Committee reviewed the revised proposals again and confirmed on 19/10/2022 that they withdraw their objection.

Recommendation: Grant planning permission with conditions