

SECTION '4' – Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

Application No : 10/03113/LBC

**Ward:
Crystal Palace**

**Address : 17 Belvedere Road Anerley London
SE19 2HJ**

OS Grid Ref: E: 533589 N: 170425

Applicant : Mr J Cosgrove

Objections : YES

Description of Development:

Internal alterations including blocking in rear window at basement level, new opening in rear wall, relocation of timber stairs to rear garden at ground floor level, creation of internal partition wall, relocation of internal door opening, new internal steps, new internal door, relocation of rear window, new opening in rear elevation at first floor level, insulation to external walls and 2 storey rear extension. LISTED BUILDING CONSENT.

Key designations:

Conservation Area: Belvedere Road
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Joint report with application ref. 10/03112.

Proposal

This application seeks Listed Building Consent for internal alterations including blocking in rear window at basement level, new opening in rear wall, relocation of timber stairs to rear garden at ground floor level, creation of internal partition wall, relocation of internal door opening, new internal steps, new internal door, relocation of rear window, new opening in rear elevation at first floor level, insulation to external walls and 2 storey rear extension.

Location

- The application site is a mid-terrace dwelling located on the north-western part of Belvedere Road which is a Grade II Listed Building.
- The immediate surrounding area is mostly characterised by residential units.

Comments from Local Residents

Eight nearby owners/occupiers were notified of the application and two objection letters have been received which can be summarised as follow:

- overlooking of private amenity space,
- loss of sunlight/daylight;
- noise issues with regard to proposed internal layout;
- impact of design on character of Listed Building.

Comments from Consultees

From a Conservation and Historic Buildings point of view objection is raised as the proposed changes are too many and the cumulative impact of these changes would compromise the special interest of the building.

Planning Considerations

Policy BE8 of the Unitary Development Plan applies to the development and should be given due consideration. This policy seeks to preserve the character and appearance of this Statutory Listed Building.

Planning History

Application ref. 84/04270 for a single storey rear extension was approved June 1989.

Application ref. 10/01658 for a two storey rear extension with raised decking, balustrade and steps to rear garden was refused in September 2010.

Application ref. 10/01740 for a two storey rear extension with raised decking, balustrade and steps to rear garden was refused in September 2010.

Conclusions

The main issue relating to the proposal is the effect that it would have on the character of the Grade II Listed Building.

It is considered that the proposed two-storey rear extension due to its design would seriously detract from the character and appearance of the Conservation Area in which the application site is located and also adversely impact on the character of this Grade II Listed Building. The design appears unsympathetic to that of the main dwelling and is considered to be inconsistent with the requirements of Policies BE8 of the UDP.

Furthermore the internal alterations involve the addition of a partition in bedroom 2, alterations to the staircase, a new opening from bedroom 1 to bedroom 2 and blocking up the existing opening from bedroom 1 to bedroom 2. It is considered that the cumulative impact of these changes would mean the special interest of the Listed Building is compromised.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/01658 and 10/01740/LBC, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

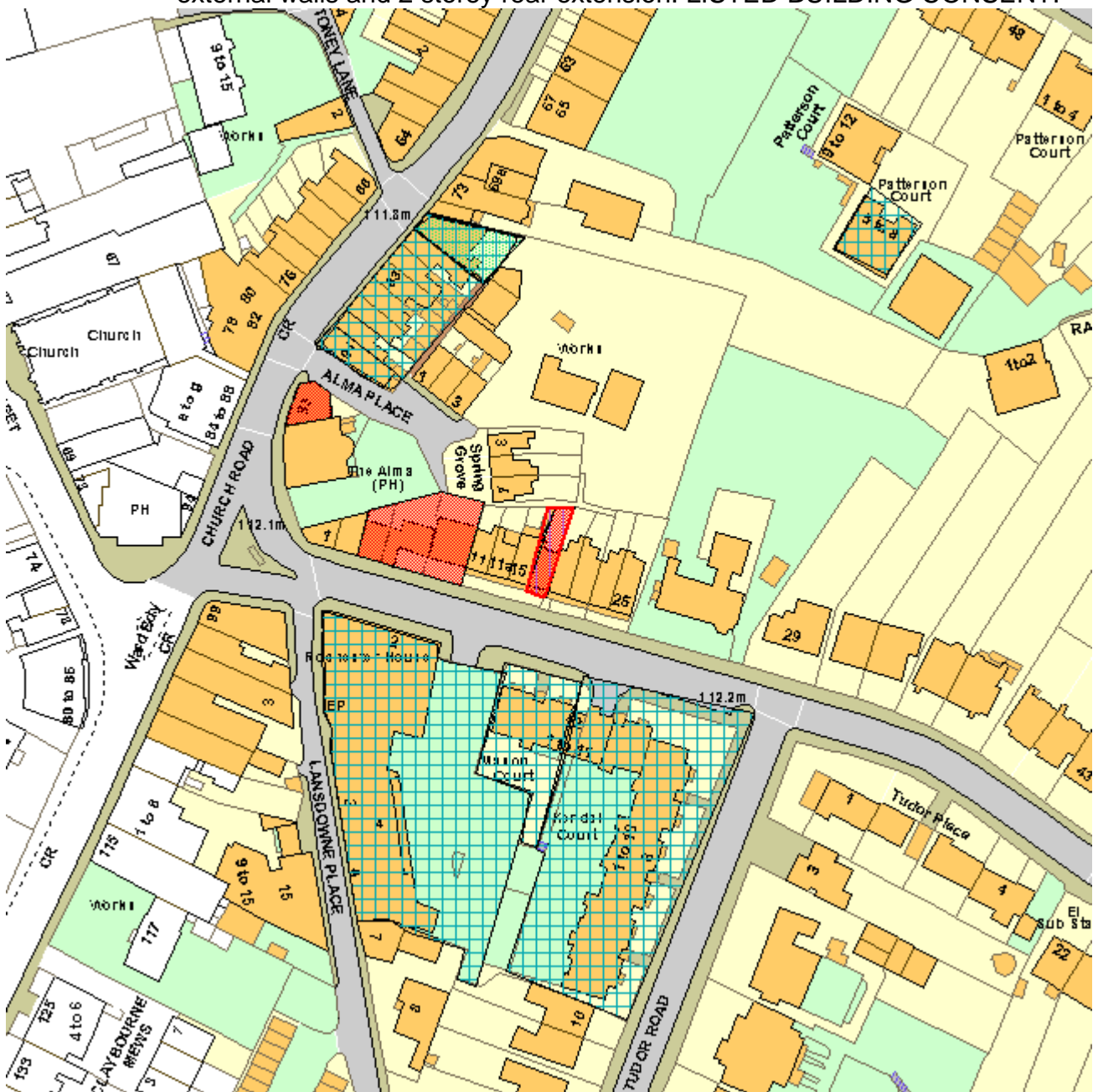
The reasons for refusal are:

- 1 The proposed alterations would be detrimental to the character and special interest of the Grade II Listed Building by way of the cumulative loss of important historical plan form, removal of historic fabric to form new openings and the relocation of an historic door and window and as such would be contrary to Policy BE8 of the Unitary Development Plan and the advice contained in PPS5 'Planning and the Historic Environment'.

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