

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

HOUSEHOLDER PLANNING APPLICATION

BY

MR AND MRS L. BRADLEY-JONES

SITE AT 5 TANZA ROAD, LONDON NW3 2UA

PLANNING, HERITAGE, DESIGN & ACCESS STATEMENT

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1. INTRODUCTION

- 1.1 This Statement forms part of the householder planning application by Mr and Mrs Bradley-Jones for the '*erection of metal railings above existing front boundary walls and between existing brick piers, and installation of metal entrance gate*' at 5 Tanza Road, London NW3 2UA.
- 1.2 This statement, which should be read in conjunction with drawing nos. E-001 and P-001, is provided to assist Camden Council ("the LPA") in its assessment of the planning merits of this householder application by reference to relevant planning policy and guidance, local townscape and heritage context, and all other material planning considerations.

2. THE APPLICATION SITE AND SURROUNDING AREA

- 2.1 The application site is located on the east side of Tanza Road, a short distance to the north of the junction with Nassington Road. The site is occupied by a 4 storey (including lower ground floor) Victorian, semi-detached house which also features roof level accommodation. The house has a small front garden, the front boundary of which is defined by sections of low brick wall running between tall brick piers. This boundary treatment is linked to similar low walls and piers located along the front boundary of 3 Tanza Road (which is the neighbouring property to the east) although this adjoining treatment also includes metal railings mounted on top of the low brick walls. The rear boundary of the application site adjoins Hampstead Heath.
- 2.2 The application site is located within the South Hill Park Conservation Area. No other designated heritage assets have been identified in the vicinity of the application site. The residential properties in Tanza Road and nearby Nassington Road have a relatively uniform scale and architectural character, and are designed in the Victorian Gothic Revival style. The enclosure of front garden boundaries typically comprises tall brick piers linked by brick walls, and in numerous cases also includes infill metal railings (on top of the walls) and metal gates between the piers. There are also examples of infill timber fences, and

many properties also feature front hedges.

3. RELEVANT PLANNING HISTORY

3.1 The application site has a limited planning history. The following decisions have been identified from the LPA's on-line records:-

- Planning permission was granted on 22nd March 2021 under reference 2021/0478/P for the '*installation of an inset balcony on the rear roof slope, extension of main side roofslope with solar panels, single storey side extension to side store, replacement and new windows and doors*';
- Planning permission was granted on 25th April 2022 under reference 2022/1313/P for the '*variation to condition 3 (approved plans) of planning permission ref 2021/0478/P dated 14/09/2021 (for installation of an inset balcony on the rear roof slope, extension of main side roof slope with solar panels, single storey side extension to side store and replacement windows and doors), namely to increase the height of the single storey side extension, set back the extension from the front elevation of the main building, and other associated alterations*'; and
- A Lawful Development Certificate was issued on 13th February 2023 under reference 2022/5114/P for the '*installation of sash windows into the front and rear roof gables.*'

4. THE APPLICATION PROPOSAL

4.1 This householder application proposes the insertion of metal railings and a gate into the gaps between the four existing brick piers located along the front boundary of the site. The railings would be mounted on top of the existing low sections of brick wall to either side of the site entrance. The height of the existing piers and walls would not be altered, and the height of the metal railings and gate would be lower than that of the existing brick piers. The new metalwork would be of a slim and traditional design, and would be painted black.

5. PLANNING POLICY CONTEXT

The National Planning Policy Framework (NPPF) (Revised July 2021)

- 5.1 The revised NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development which is defined to comprise economic, social and environmental dimensions. Good design is a key aspect of sustainable development, and planning decisions should ensure that developments function well, are visually attractive and sympathetic to local character and history whilst not preventing innovation or change, and optimise the potential of the site whilst providing a high standard of amenity.
- 5.2 Paragraph 194 of the NPPF states that *‘in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.’*
- 5.3 Paragraph 199 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation.

The Statutory Development Plan

- 5.4 The statutory development plan for the area comprises the consolidated London Plan 2021 and the Camden Local Plan which was adopted in June 2017. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications and appeals to be determined in accordance with the development plan unless material considerations indicate otherwise. The proposal is not considered to raise issues of relevance to any strategic planning policies set out in the London Plan.

The Camden Local Plan

5.5 The following policies of the Camden Local Plan, as summarised, are considered to be relevant to the issues raised by this appeal:-

- Policy D1 states that high quality inclusive design is required which respects local character and context, preserves or enhances heritage assets, is of sustainable construction which uses high quality complementary materials; and
- Policy D2 states that the Council will preserve heritage assets and their settings.

Camden Planning Guidance (CPG)

‘Home Improvements’ – January 2021

5.6 This guidance note advises, amongst other matters, on boundary treatments to dwellings. It states that the Council would expect that the dimensions, proportions, detailing and design of boundary treatments respect the existing character of the street, and be subordinate to the host building. The materials used should relate and complement the host building, and the incorporation of planting along railings is encouraged. In conservation areas, Conservation Area Appraisals provide detailed guidance, and works should preserve or enhance the existing qualities and context of the site, and character of the Conservation Area.

‘Design’ – January 2021

5.7 The guidance seeks to retain or re-introduce original surface materials and boundary features, such as walls, railings and hedges, where they have been removed, especially in conservation areas. If new materials are to be introduced they should be complementary to the setting.

- 5.8 The guidance also states that boundary walls, fences and railings form the built elements of boundary treatments, and should be considered together with the potential for elements of soft landscaping. Boundary treatments should (i) delineate public and private areas, (ii) contribute to qualities of continuity and enclosure within the street scene, and (iii) provide site security and privacy. Due to the prominence of the boundary treatments in the street scene, the Council expects the design, detailing and materials used to provide a strong positive contribution to the character and distinctiveness of the area and integrate the site into the street scene. For boundary treatments around listed buildings or in a conservation area the Council will expect that new works replicate the original design and detailing and comprise the same materials as the original features, and preserve and enhance the existing qualities and context of the site and surrounding area.

Conservation Area Statement (Adopted 2001)

- 5.9 The South Hill Park Conservation Area was designated in August 1988. The Conservation Area Statement (CAS) divides the conservation area into two sub-areas including sub-area 2 which extends across Parliament Hill, Tanza Road and Nassington Hill. Construction of the houses in Tanza Road began in 1890. The CAS refers to the semi-detached houses as being overwhelmingly in the Victorian Gothic Revival style. The application property is identified in the CAS as making a positive contribution to the character and appearance of the conservation area.
- 5.10 The CAS states that most of the properties in the conservation area have small front gardens enclosed by brick piers and low front walls. The properties in Nassington Road are described as having had railings surmounting the walls between the piers although it states that most have now been removed.
- 5.11 Policy SHP26 states that boundaries in the conservation area are formed by hedges, walls and gates, and that proposals should respect the original style of boundary although the original features vary. Dominant railings are usually not acceptable, and the low walls are attractive and should be retained. .

6. PLANNING, HERITAGE AND DESIGN CONSIDERATIONS

- 6.1 In assessing the impact of the proposed works, which comprise the installation of two sections of metal railings and a metal gate, on the character and appearance of the South Hill Park Conservation Area, it is necessary to identify those aspects of the designated heritage asset which contribute to its significance.
- 6.2 The application site is located within that part of the conservation area defined by three linked roads, namely Parliament Hill, Tanza Road and Nassington Road. The CAS defines this part of the conservation area as sub-area 2, and states that development of this area was completed by the early 1890s. The predominant building form comprises substantial semi-detached houses in the Gothic Revival style.
- 6.3 The houses in sub-area 2 are served by small front gardens which are typically enclosed to the street boundary by low or medium height brick walls set between much taller brick piers. In many cases, the gaps between the piers are filled by metal railings or by hedges, and in a few cases by timber fencing. In addition, many front garden entrances are enclosed by metal or timber gates of varying height set between tall brick piers. Within the sub-area, the following 22 properties have front boundary treatments which include metal railings mounted on top of the main sections of brick wall between the piers, and many have high metal gates:-
- In Tanza Road, nos. 2, 3, 14, and 19;
 - In Nassington Road, nos. 22, 24, 26, 28, 45, 47, 51 and 55;
 - In Parliament Hill, nos. 5, 18, 26, 27, 36, 52, 54, 61, 73, and 75. In addition, there are metal railings around a front light well at no. 33, and infill timber fencing at nos. 55 and 57. In addition, no. 21 has a high metal gate, and the height of its boundary walls has been increased.

Photographs of some of the above are provided below.



3 Tanza Road



2 Tanza Road



45 & 47 Nassington Road



22, 24 & 26 Nassington Road



61 Parliament Hill



52 & 54 Parliament Hill

6.4 The existing front boundary treatment on properties within sub-area 2 is therefore varied although a consistent theme is the presence of tall brick piers linked by lower, but not always low, sections of brick wall. In addition, there are numerous examples of 'infill' metal railings between the brick piers, and many properties are served by metal entrance gates of varying heights. Within the immediate vicinity of the application site, nos. 2, 3 (adjacent to the application site) and 14 Tanza Road, and nos. 22, 24, 26, 28, 45, 47, 51 and 55 Nassington Road (i.e. a total of 11 properties) feature front boundary treatment that includes the use of metal railings mounted on top of the brick walls set between brick piers. This type of boundary treatment is therefore a well-established feature of the character and appearance of this part of the conservation area.

6.5 It is also relevant to note that planning permission was granted on 24th March 2011 under reference 2011/0476/P for, inter alia, the '*erection of front boundary wall with central piers*' and the '*installation of metal railings and entrance gate*' to the front boundary at 16 Tanza Road. This decision is a material consideration in respect of the current application for 5 Tanza Road. The new boundary wall and piers approved at no. 16 were higher than the pre-existing wall which had been demolished by the date of the application. The metal railings would be mounted on top of the new sections of boundary wall resulting in an overall height which would be only slightly lower than the raised brick piers. The new metal entrance gate would be of similar height (relative to the brick piers). The overall height of the new approved boundary treatment would be similar to that now proposed at 5 Tanza Road although the brick walls would be a slightly more dominant element in proportional terms. The officer's report on application 2011/0476/P stated as follows:-

'The predominate character of the front boundary treatments within the street comprise low brick walls and high brick piers with decorative details. There are a number of metal railings installed on top of the low brick walls of some properties [underling added]. The proposed reinstatement of the brick wall, installation of metal railings and gate would be considered acceptable [underlining added]. The proposed increase in the height of the brick piers would replicate others within the street. The pier and wall would be topped with a coping stone to match the existing. The front boundary wall treatment would not result in excessive high boundary and would respect the character of the wider area [underling added].'

- 6.6 Although the development plan and some supplementary planning guidance have been revised since the determination of application 2011/0476/P, it is important to note that the decision post-dated the publication of the CAS in 2001 which is cited as a relevant policy consideration in the officer's report. Furthermore, the CAS (and all such statements for Camden's conservation areas) continues to be cited as a key policy and design consideration in current CPG with regard to front boundary treatments. The officer's analysis of the conservation area's character, and the reasoning which led to the conclusion that there would be no harm to the character and appearance of the conservation area (arising from application 2011/0476/P), remains entirely valid and is a material planning consideration in the assessment of the current application for 5 Tanza Road.
- 6.7 The current application proposal for 5 Tanza Road retains the existing brick piers and the lower brick walls in line with the expectations of CPG and the CAS. The height of the proposed railings and gate would be clearly subordinate to that of the existing taller brick piers, and the railings would therefore not appear as 'dominant' features. The scale of the proposed railings and gate relative to the existing brick walls and piers would be very similar to that found on the numerous other properties in this part of the conservation area which feature this kind of boundary treatment. The proposed vertical railings would have a slender profile, and would be laterally supported by thin horizontal elements. Each vertical railing would feature an under-stated pointed top, as opposed to an overly-ornate finial. The gaps between the slender uprights would ensure visual permeability, thereby retaining the open character of the frontage. All these characteristics would further contribute to the subordinate and non-dominant form of the proposed railings and gate. The black finish of the railings and gate would be consistent with the majority of other railings in the sub-area. The installation of the railings would not require the removal of any existing planting, but would assist, by providing support, in the future establishment of a hedge or other planting similar to that found on many other properties in the sub-area.
- 6.8 The proposed installation of metal boundary railings and a metal gate at the application site would therefore have no adverse impact on the significance of

the designated heritage asset. The character and appearance of the South Hill Park Conservation Area would be preserved and therefore unharmed. Furthermore, the introduction of railings would not detract from setting of the application property (a non-designated heritage asset) or the similar neighbouring dwellings.

7. ACCESS

- 7.1 The proposed works would not materially alter existing access arrangements at the application site.

8.0 CONCLUSION

- 8.1 The proposed installation of metal boundary railings and a metal gate at 5 Tanza Road would preserve the character and appearance of this part of the South Hill Park Conservation Area, and would constitute sustainable development compliant with the development plan, the NPPF and all applicable local planning guidance.
- 8.2 This practice looks forward to the early and favourable determination of the householder planning application.

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