

Delegated Report		Analysis sheet N/A / attached		Expiry Date: 25/07/2024			
				Consultation Expiry Date: 07/07/2024			
Officer			Application Number(s)				
Jennifer Dawson			2024/2182/P				
Application Address			Drawing Numbers				
1 Balmore Street London Camden N19 5DA			See decision notice				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Alterations to front including new front boundary wall with railings, gate and a brick bin store. Replacement of side fence with brick wall.							
Recommendation(s):		Refuse planning permission					
Application Type:		Householder					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining occupiers and/or local residents/groups		No. notified	2	No. of responses	0	No. of objections	0
Summary of consultation responses:		None					
CAAC groups comments:		No Comment					
Neighbourhood forum:		No comment					
Site Description							
The site comprises a three-storey end of terrace house located on the southern side of Balmore St, at the junction with Doynton Street.							
The site sits within the Dartmouth Park Conservation Area. The site is noted as making a positive contribution to the character of the Conservation Area in the Conservation Area Appraisal.							
It is not a Listed building.							

Relevant History

2011/6412/P: Installation of a condenser unit on the front forecourt of existing retail shop (Granted 06/02/2012).

Relevant Policies

The National Planning Policy Framework (NPPF) 2023

London Plan 2021

Camden local Plan 2017

Policy D1 Design

Policy D2 Heritage

Policy A1 Managing the impact of development

Camden Planning Guidance

CPG Amenity (2021)

CPG Design (2021)

Dartmouth Park Neighbourhood Plan 2020

Policy DC1 Enhancing the sense of place

Policy DC2 Heritage assets

Dartmouth Park Conservation Area Management Strategy 2009

Assessment

The application is for alterations to the front including a new front boundary wall with railings, gate and a brick bin store.

The relevant planning considerations are considered to be:

1. Design and Heritage

2. Amenity of neighbouring occupiers

3. Design and Heritage

3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area

3.2. Policy DC1 (Enhancing the sense of place) of the Dartmouth Park Neighbourhood Plan 2020 supports opportunities for high quality innovative design unless this will be harmful to areas of homogeneous architectural style. Policy DC2 (Heritage assets) of the Dartmouth Park Neighbourhood Plan 2020 encourages developments to preserve, repair and reinstate historic street furniture, materials and similar elements.

- 3.3. The application proposes a low brick wall of 0.6m with a metal fence on top to make a total height of 1.2m. The existing railings measures approx. 0.9m.
- 3.4. Whilst the change of appearance is small the south side of Balmore Street has unaltered front boundaries. The proposals would harm the unaltered and significant appearance of the late Victorian terrace, railings along the front boundaries of the houses are a feature of the streetscene and the Conservation Area. The proposals would potentially create a precedent for the change in boundary treatment along this road. The front boundary treatment is considered to be an integral part to the character of the Conservation area
- 3.5. The proposed brick wall at the side would replace a timber fence. Details were not provided of the existing fence. It is assumed that the proposed wall would be of the same height. Whilst a timber fence is preferable as a more temporary structure, the brick wall is not considered harmful to the character of the conservation area.
- 3.6. The proposed alterations to the front do not comply with policies D1 and D2 of the Camden Local Plan 2017 or Policies DC1 and DC2 of the Dartmouth Park Neighbourhood Plan.

4. Amenity of neighbouring occupiers

- 4.1. The proposed front alterations would not impact the amenity of neighbouring occupiers in terms of overshadowing. However, the rhythm, symmetry and uniformity of the streetscene and visual amenity of the area would be harmed.

Recommendation: Refuse

The proposed front alterations, due to their location, design and materials, would detract from the uniform and historic appearance of the streetscene and would be harmful to the character and appearance of the Conservation Area. The proposal is therefore contrary to Policies D1 and D2 of the Camden Local Plan 2017 and policies DC1 and DC2 of the Dartmouth Park Neighbourhood Plan 2020. It is also contrary to the London Plan 2021 and the NPPF 2023.