

Delegated Report		Analysis sheet		Expiry Date:		07/02/2014	
		N/A		Consultation Expiry Date:		13/01/2014	
Officer				Application Number(s)			
Neil Collins				2013/5522/P			
Application Address				Drawing Numbers			
19 Willes Road London NW5 3DT				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of existing flat top wrought iron railings with finial top railings to flats (Class C3).							
Recommendation(s):		Grant					
Application Type:		Full Application					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	09	No. of responses	01	No. of objections	01
Summary of consultation responses:		Site Notice displayed 27/12/2013, expires 17/1/2014. Public notice was published in the Ham & High from 09/01/2014. One objection from an occupier of 20 Willes Road has been received on grounds that the proposed historic railing design would be out of keeping with the modern style of the property to which it pertains.					
CAAC/Local groups comments:		Inkerman C.A. No CAAC.					

Site Description

A three-storey purpose-built block of flats, located on the eastern side of Willes Road and south of the junction with Inkerman Road. The property is within the Inkerman Conservation Area. The building is not listed.

Relevant History

March 2003 – PP granted - The erection of a single storey rear extension and alterations of windows to form new doors at ground floor level, including the installation of two doors in the rear elevation; ref. PEX0300069.

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden's Heritage)

Camden Planning Guidance

CPG1 (Design) – September 2013

Inkerman Conservation Area Strategy - October 2001

The London Plan (2011)

The NPPF 2012

Assessment

The application proposes to replace existing flat top railings with railings in a more historic style, including finials.

The main issue is the impact on the appearance of the building and on the character and appearance of the building and wider conservation area.

The Inkerman Conservation Area Statement states that this block of flats neither makes a positive contribution, nor has any negative impact upon the character of the conservation area. The building has a very different style to the predominant historic fabric of the conservation area and the existing railings follow its mid-century design.

It is considered that the proposed railings are in keeping with the character of the conservation area. Whilst it is accepted that the style of the railings would be different to that of the host building, it is not considered that refusal of the application would be justified, given that the Inkerman Conservation Area Strategy states that front boundaries predominantly comprise iron railings with finials.

Given the above, it is considered that there would be no conflict with current planning policy and that refusal of the application would not be justified.

Recommendation: Grant planning permission