

Delegated Report		Expiry Date:	26/12/2013	Officer:	David Peres Da Costa
Application Address		Application Number(s)	1st Signature	2nd Signature	
Wellington House Eton Road Haverstock NW3 4SY		2013/6405/P			
Proposal(s)					
External works to grounds of property including installation of cycle storage area, timber bin store, security gates, steel doors (south east elevation) & wheelchair access ramp.					
Recommendation(s):		Grant planning permission			
Application Type:		Full planning permission			
Consultations	Date advertised	21 days elapsed		Date posted	21 days elapsed
Press notice	14/11/13	5/12/13	Site notice	6/11/13	27/11/13
	Date sent	21 days elapsed	# Notified	# Responses	# Objections
Adjoining Occupier letters	4/11/13	25/11/13	21	0	1
Consultation responses (including CAACs):	<p>Eton CAAC – No objection</p> <p>A summary of the objection received from No.9 Eton Villas is as follows:</p> <ul style="list-style-type: none"> Listed building consent is required as development proposes changes to a listed structure <i>Officer's comment: the plans have been revised so that the fence and bin store are offset from the existing boundary wall by 0.1m; as the proposed development will not adjoin the listed structure, listed building consent is not required.</i> The location of the cycle storage area, the bin store and the security fence are unsympathetic and inappropriately located additions, harmful to the setting of our client's listed building. The proposal would encroach upon an important gap between the buildings at 9 Eton Villas and Wellington House, eroding the harmonious relationship between the two properties, thus harming the Conservation Area and undermining the setting of the listed building. an enlarged bin store area will exacerbate existing problems of noise, littering and smell from the bin store and would harm the amenity of the occupiers of 9 Eton Villas <i>Officer's comment: please refer to assessment of impact on listed building and amenity</i> <p>Following revision the following comments were received from the same objector</p> <ul style="list-style-type: none"> the proposed bin store and cycle store will be approximately 500 mm higher than the existing boundary wall. This increase in height could have a serious impact on the sunlight, daylight and the enjoyment of their property. It will create a cramped feeling in this part of her property, a tunnelling effect which is not acceptable. while the proposed 100 mm gap between the development and the boundary wall is a convenient way of negating the need for listed building consent, it merely stores up problems for the future. Such a gap cannot be maintained and will only attract detritus and in due course vermin. First, the use of asphalt as a roofing material in this location (in a conservation area, next to a listed building) should be resisted. It is a cheap and inappropriate solution. <i>Officer's comment: please refer to assessment of impact on listed building and amenity</i> 				

Site Description

The site is a seven storey block bounded by Eton College Road, Eton Road and Eton Villas. The property falls within the Eton Conservation Area. Although the property is not listed, it is adjacent to a listed property 9 Eton Villas. 13 Eton Villas on the opposite side of Eton Road is also listed. The block is purpose built residential flats with an entrance on Eton Road.

Relevant History

No relevant planning history.

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of Growth)

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)

DP26 (Managing the Impact of Development on Occupiers and Neighbours)

Camden Planning Guidance 2011/2013

Eton Conservation Area Statement

London Plan 2011

NPPF 2012

Assessment

Proposal: Consent is sought for the following:

- Covered cycle rack for 6 bikes (measuring 4.1m x 2.3m and 2.1m high) with associated 2.2m high timber board fence
- Enlargement of existing brick enclosure for bin store. The bin store would measure 4.9m x 4.5m and 2m high and would have timber gates.
- 2.2m high timber board gate on Eton Villas elevation and Eton College Road elevation
- Replacement of existing door on south east elevation with steel doors
- Wheelchair access ramp with associated railing to entrance on Eton Road
- Mesh panels with gate enclosing area beneath ground floor balcony on Eton Villas elevation
- Steps from garage level to garden level on land at corner of Eton Road and Eton Villas

Revision: Following comments received during the consultation the proposal has been revised so that the bin store would have an asphalt flat roof and would be 2.26m high; the timber board fence and bin store are now offset from the boundary wall of 9 Eton Villas by 0.1m.

Assessment:

Design: The area to the side of the block (south east elevation) would be enclosed with a gate at either end. The gates would provide security to the proposed cycle rack located in this side passage. The height, material and location of the gates are considered acceptable. The timber gate on the Eton College Road elevation would be adjacent to a 2.2m high timber board fence. Given that the land slopes down to the garages beneath the block and the fence and gate be the same height as the existing garage doors, the height of the boundary is considered acceptable.

The enlarged bin store and cycle rack would be positioned in the side passage behind the proposed boundary gates and fence. Given their location they would not be visually prominent. The size materials and position of the enlarged bin store and cycle rack are considered acceptable. The roof of the bin store would be asphalt. This is considered an appropriate material in the context of the utilitarian nature of the bin store. The timber door and panel in the side passage would be replaced

with powder coated grey steel door and a false steel door panel. Like the bin store and cycle rack, they are located in the side passage and therefore would not be visible behind the proposed boundary fence and gate. The materials and finish of the doors are considered acceptable.

The mesh panels with gate enclosing a small area beneath the ground floor balcony (Eton Villas elevation), would be tucked away behind existing planting and would not be obtrusive. The design, position and materials and the enclosure are considered acceptable. The proposed steps from garage level to garden level would not be readily apparent from the street (as they are below garden level) and their design and location are acceptable.

Impact on listed building

Adjacent to the property is a terrace of listed properties 7-9 Eton Villas. The boundary wall between 9 Eton Villas and the application site is part of the listed terrace. The timber board fence and bin store would not adjoin the boundary wall of 9 Eton Villas and would be offset from it by 0.1m. The existing bin store is 1.98m high and is slightly higher (3 brick courses) than the boundary wall of 9 Eton Villas. The proposed bin store will be enclosed by a roof and so would be 2.26m high. The slight increase in the height (0.28m) of the bin store would not be harmful to the setting of the adjacent listed terrace. The bin store and cycle rack would not be readily apparent from Eton College Road as they would be largely hidden by the proposed boundary timber board fence and gate.

The timber board fence and gate are set slightly behind the Eton College Road elevation of Wellington House. They would be 5.2m from the front boundary with Eton College Road. Given the significant setback from the front boundary with Eton College Road and that the land slopes down to the proposed boundary fence and gate, the height and position of the boundary fence and gate would not harm the setting of the adjacent listed building. The gap between Wellington House and the listed terrace would still be readily apparent.

Amenity:

The scheme has been revised so that the enlarged bin store will be enclosed by an asphalt roof. The inclusion of a roof should help to mitigate any noise or smells from the bin store. The enlarged bin store with roof would not cause additional harm to neighbouring amenity. It would represent an improvement on the existing open bin store and would help to tackle the problems associated with the existing bin store without a roof. The slight increase in height of the bin store (0.28m) would not be harmful to neighbouring amenity in terms of loss of daylight / sunlight. Most of the bin store would be hidden behind the boundary wall and so it would not appear overbearing to the occupiers of the neighbouring property, 9 Eton Villas.

Recommendation: Grant planning permission.