

Delegated Report		Analysis sheet		Expiry Date:		19/12/2013	
		N/A / attached		Consultation Expiry Date:		28/11/2013	
Officer				Application Number(s)			
Hilary Cuddy				2013/6684/P			
Application Address				Drawing Numbers			
27 New End London NW3 1JD				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of metal railings and entrance gate to front boundary.							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	83	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed between 01/11/2013 and 28/11/2013 A press notice was displayed between 07/11/2013 and 28/11/2013					
CAAC/Local groups* comments: *Please Specify		Hampstead CAAC responded with no objection to the proposal.					

Site Description

The application site is a former mortuary built in 1890 located on the north side of New End, next door to the Duke of Hamilton Public House. It is single storey with a steeply pitched roof that houses two additional floors. It lies within the Hampstead Conservation Area and is listed as a building that makes a positive contribution to the conservation area. The site changed form a theatre to a synagogue in 2012.

Relevant History

2011/5575/P-Change of use from a theatre (sui generis) to place of worship (use class D1). Granted 08/02/2012.

Relevant policies

The London Plan: Spatial Development Strategy for Greater London: 2011

LDF Core Strategy and Development Policies 2011

Core Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Development Policies

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

CPG1 Design

CPG6 Amenity

Hampstead Conservation Area Statement 2001

Assessment

Proposal

Permission is sought for the installation of black painted steel railings and gates to the front boundary. The steel railings would be 1100mm high and will be painted black. A double gate is proposed to the left measuring 1352mm providing access to the building and to the centre measuring 1465mm providing access to the building via the steps.

Assessment

The main issues of concern are **a]** the design and impact on the appearance of the host building, and on the character and appearance of the conservation area and **b]** neighbour amenity.

Design

The Hampstead Conservation Area Statement notes that 'alterations to the front boundaries between the pavement and properties can dramatically affect and harm the character of the Conservation Area'.

The proposed railings and gate are considered to be sensitive and appropriate to the character of the existing building, steetscene and conservation area. New End has a variety of front boundary treatments of varying designs. The proposed gates and railings would match the style and height of the railings opposite. The proposal would preserve and enhance the character and appearance of this part of the conservation area and consequently is considered acceptable in conservation and design terms and therefore complies with CS14, DP24 and DP25 of Camden's LDF.

Amenity

The proposed works do not raise any residential amenity issues and is considered to comply with DP26 of the LDF.

Recommendation: Grant Planning Permission.