

Delegated Report		Analysis sheet		Expiry Date:		17/12/2013	
		N/A		Consultation Expiry Date:		13/11/2013	
Officer				Application Number			
Obote Hope				2013/6613/P			
Application Address				Drawing Numbers			
47 Rosslyn Hill London NW3 5UH				Please refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal							
Replacement of existing concrete coping stones and installation of new railings to the communal entrance in connection with existing flats (Class C3).							
Recommendation:		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	14	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		A site notice was displayed from 26/11/2010-17/12/2010. A press notice was also published on the 2/12/2010					
CAAC/Local groups comments:		No comment received at the time of writing the report.					
Site Description							
The site is located on the south west side of Rosslyn Hill in between Thurlow Road and Shepherd's Walk. The site comprises a four storey mid-terraced building including lower ground level in use as a maisonette on the raised ground, first and second floor level. The lower ground floor level got planning permission in 2009 to be a self contained flat, which has since been implemented.							
The building is located in the Fitzjohns/Netherhall Conservation Area but is not listed.							
Relevant History							
2008/1034/P: Erection of a full width basement and ground floor level rear extension with roof terrace at ground floor level, and erection of a part width first and second floor level rear extension, to provide additional accommodation to the basement level dentist surgery (Class D1) and ground to third floor residential dwelling (Class C3). GRANTED 15/04/2008.							

2009/0126/P: Change of use of the basement from dental surgery (Class D1) to a 2 bed self-contained flat (Class C3). **GRANTED SUBJECT TO A SECTION 106 LEGAL AGREEMENT 09/12/2009**

2010/6326/P: Creation of basement storage area underneath existing hard standing ancillary to existing residential ground floor maisonette (Class C3). **Granted 17/01/2013**

Relevant policies

LDF Core Strategy

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

1-Design & appearance (updated 2013)

6-Amenity

Fitzjohns/Netherhall Conservation Area Statement 2001

Assessment

Proposal

The application seeks planning permission to demolish the existing concrete coping stones to the front elevation, increased the height of the proposed boundary wall to the front steps and installation of new railings.

Design

The proposed concrete coping stones would be red brick and painted rendered, therefore matching the design of the existing wall to be demolished, the existing concrete pillar would be retained and the proposed boundary wall would measure approximately 1.6m (height) x 6.9m (depth) towards the front entrance door of the existing residential flats. The proposed wall would be increased from approximately 1.6m (at the lowest point, towards the concrete pillar) to 1.9m (at the highest point, towards the front door), this would allow the increase in height of approximately 0.1m x 04 respectively.

The proposed wall would have the railing surmounted to the side and would prelude between 0.6-0.9m along the existing concrete staircase. The handrail would be steel design and painted black to match the aesthetics of the neighbouring properties. The proposal is therefore considered acceptable in design terms and would be in accordance with planning policies CS14 and DP25 of the LDF.

Amenity

The proposed concrete coping stones and railings would not impact on the residential amenities and therefore the proposed scheme would be built in accordance with CS5 and DP26 of the LDF

Recommendation: Grant Planning Permission