

Delegated Report		Expiry Date:	27/08/2013	Officer:	David Peres Da Costa
Application Address		Application Number(s)	1st Signature	2nd Signature	
39 Murray Mews London NW1 9RH		2013/3741/P			
Proposal(s)					
Erection of boundary fence and bin store, and replacement of existing Whitebeam tree at front of existing dwelling (Class C3).					
Recommendation(s):		Grant planning permission			
Application Type:		Householder planning permission			
Consultations	Date advertised	21 days elapsed		Date posted	21 days elapsed
Press notice	18/7/13	8/8/13	Site notice	10/7/13	31/7/13
	Date sent	21 days elapsed	# Notified	# Responses	# Objections
Adjoining Occupier letters	8/7/13	29/7/13	6	1	0
Consultation responses (including CAACs):	<p>The existing boundary fence is in very poor condition and will soon collapse. I support the proposal to replace the tree but notice in the design and access statement says it will take 20 years to reach 3m. A number of mature trees have been lost from Murray Mews in recent years so I would urge for a condition that a semi-mature specimen be planted.</p> <p><i>Officer's comment: see tree section in assessment below</i></p>				
Site Description					
The site is a modern 3 storey mews property on the north side of Murray Mews. The property falls within the Camden Square conservation area but is not listed. There is a TPO on the 'Whitebeam' tree in the front garden.					
Relevant History					
2012/6774/P: Erection of a single-storey part-width front extension with 1 rooflight and a green roof, external alterations to windows on the front elevation, and relocation of the front door to single dwelling house (Class C3). <u>Granted</u> 11/02/2013					
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					
Camden Square Conservation Area Statement					

Assessment

Proposal: Consent is sought for a boundary fence and bin store at the front of the property. Alterations to the ground level at the front of the property are also proposed. The boundary fence would be positioned between the subject property and 41 Murray Mews and would replace the existing boundary fence. The height of the boundary fence would be 1.9m at the pavement and (as the ground slopes to the front elevation) 2.3m where it meets the front elevation (as measured from natural ground level). The fence would be constructed of galvanized steel with horizontal cedar plank infill panels.

A sloping path of permeable brick paving would lead to the entrance to the property. Two level areas are proposed next to the path (adjacent to the proposed boundary fence) providing stepped level areas. Railway sleepers would frame these areas. The lower area would be finished in permeable brick paving with a pebble filled upper level.

The bin store would measure 1.6m wide by 0.6m deep and would be 0.9m high. It would also be constructed of timber slats. It would be positioned on the proposed lower level.

Revision: Following officer's concerns the proposal has been revised so that (rather than two stepped areas) there would be area of gravel around the tree and this would slope towards the house. This would be framed by railway sleepers. The existing whitebeam tree would be removed as part of the application and a suitable replacement tree would be planted.

Assessment:

Design: Murray Mews is characterised by front extensions and high boundary fences and walls. In this context the height and appearance of the proposed steel and timber boundary fence is appropriate. The materials of the fence (galvanised steel with horizontal cedar plank infills) would be in keeping with the host property (including the consented front extension) as well as the character of Murray Mews. The size of the bin store would not have a dominant appearance and is considered acceptable. The materials and design of the proposed sloping path and area around the tree (gravel) are considered acceptable.

Amenity: The neighbouring property, 41 Murray Mews, has an extension which faces towards the proposed boundary fence. It currently looks onto a 1.7m high fence covered in ivy. The proposed boundary fence is slightly higher (0.2m) than the existing fence, however this alteration would not have a significant affect on the daylight / sunlight of this property and would not have an overbearing impact or cause an increased sense of enclosure.

Trees: The existing whitebeam tree has a TPO. Given the poor condition of the tree, its removal is considered acceptable provided a suitable replacement is planted. A standard, single stem tree would be acceptable. The proposed drawings indicate a White Flowering Dogwood. However, it is not evident that the proposed tree can be sourced as a standard. It would therefore be preferable to plant a Field Maple or Amelanchier which can be sourced as a standard single stem tree and would suit the

character of the Mews. A condition would be attached to ensure that one of the aforementioned species is planted (with an appropriate trunk diameter).

Recommendation: Grant planning permission