

Delegated Report		Analysis sheet		Expiry Date:		30/11/2012	
		N/A / attached		Consultation Expiry Date:		15/11/2012	
Officer				Application Number(s)			
Carlos Martin				2012/5322/P			
Application Address				Drawing Numbers			
30 Ornan Road London NW3 4QB				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
The retention of a timber fence, trellis and bin store in front garden.							
Recommendation(s):		Grant permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Press notice published from 25/10/2012 to 15/11/2012. Site notice displayed from 17/10/2012 to 07/11/2012. No response.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Fitzjohns/Netherhall CAAC: No response.					

Site Description

The site is located on the north west side of Ornan Road within the Fitzjohns/Netherhall Conservation Area. The property is on the end of a terrace of three two storey properties built in the 1970's. The building is not listed and not identified as a positive contributor to the character and appearance of the conservation area.

Relevant History

PWX0103127: pp **refused** for the retention of a wooden fence along front boundary of house. 26/04/2001
Reason for refusal: *The alterations to the boundary at 30 Ornan Road are contrary to the Council's policy for the protection and improvement of the local environment. The fence is considered to have a detrimental impact on the appearance of the building and wider Conservation Area, by virtue of its excessive height, poor design and use of inappropriate materials.*

Enforcement Notice served and appeal dismissed against this 6.12.01

Relevant policies

NPPF

The London Plan

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

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011: 1 (design)

Fitzjohns/Netherhall Conservation Area Appraisal

Assessment

Proposal

Retrospective planning permission is sought for the erection of a wooden boundary fence to enclose the front boundary of the existing forecourt, the installation of a bin store and a meters box within the forecourt and the installation of trellis on the west boundary of the forecourt.

The proposed front fence is 818cm high and sits over a brick boundary wall 570cm high. Both structures measure 1.38m in height. The proposed trellis also sits over a brick wall measuring approx 2m in height from ground level. It should be noted that the previously existing fence in 2001 was 2m high across the whole frontage and was much more obtrusive and unacceptable hence the reason for enforcement action.

The proposed bin store is located against the west boundary wall and features a timber door opening to the front to allow access to the bins from the public realm and three timber doors facing the forecourt. This structure is 4.3m wide by 1.2m high and 0.9m deep. The meter box is attached to the east boundary fence. It is 1.2m wide by 0.68m high and 0.3m deep. It also features timber doors.

Design

The subject property forms part of a group of 3 (nos. 26-30) 1970s similar properties built in dark bricks with large openings and generous forecourts enclosed by matching brick walls of a low height. No. 26 features a set of white railings over the boundary wall while no. 28 features a timber fence painted black and matching gates. The proposed fence at no. 30 is of a similar appearance and height to the fence of no. 28 although it is of a different colour, and therefore it is considered to relate well to its immediate neighbour and harmless to the character and appearance of the building and of this part of the conservation area. It is noted that a similar fence at 53 Ornan Road is the subject of an enforcement notice. This fence is considerably higher and, unlike the proposal, its impact is unacceptable.

The proposed bin store and meter boxes are considered acceptable in design and scale terms, given the generous size of the forecourt and their modest height, which remains below the height of the front boundary.

No objections are raised to the trellis, as this is a lightweight structure which adjoins a large driveway on a side elevation thus appropriate for its context and as it will assist to sustain greenery thus improving biodiversity and in keeping with the green character of the conservation area.

The proposal is considered acceptable in conservation and design terms.

Amenity

The proposed works do not raise any residential amenity issues in terms of loss of outlook or light.

Recommendation: Grant planning permission.

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