

Delegated Report		Analysis sheet		Expiry Date:		15/11/2012	
		N/A / attached		Consultation Expiry Date:		8/10/12	
Officer				Application Number(s)			
Tania Skelli-Yaoz				(1) 2012/3966/P (2) 2012/3995/C			
Application Address				Drawing Numbers			
24-26 & 28 Avenue Road London NW8 6BU				See decision notices			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
(1) Erection of boundary wall between No. 24 and Nos. 28-30 Avenue Road (following demolition of existing boundary wall between No. 24 and Nos. 28-30. Avenue Road). (2) Demolition of boundary wall between Nos. 24-26 and Nos. 28-30 Avenue Road.							
Recommendation(s):		(1) Grant planning permission (2) Grant Conservation Area Consent					
Application Type:		Householder Application Conservation Area Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notices					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	08	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		None received.					
CAAC comments:		<u>Elsworthy CAAC</u> : no objection provided that the existing is matched in materials and detailing.					
Site Description							
The subject boundary wall lies between two sites; no. 24-26 which is a modern block of flats and no. 28-30 which is a gatehouse with associated single dwelling house. The gatehouse is directly attached to the subject boundary wall. The site lies within the Elsworth Conservation Area.							

Relevant History

30/07/1985 Planning permission was granted for Redevelopment of the site of nos. 24/26 Avenue Road by the erection of a four-storey and basement residential block comprising seven self-contained flats including underground car parking and the formation of a means of access to Avenue Road.

Relevant policies

The National Planning Policy Framework (NPPF) 2012

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

CS15 Protecting and improving our parks and open spaces & encouraging biodiversity

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Supplementary Planning Guidance

CPG 1 (Design) paragraphs 6/53-6.39

Elsworthy Road Conservation Area Appraisal (Sub Area 1)

Assessment

Proposal-

The boundary wall between two properties above has become damaged and collapsed in part. The existing wall ranges between approx. 1.8-2.5m in height at the sections proposed to be replaced. The section to be replaced starts at the point where it abuts the gatehouse at no. 28 Avenue Road and terminates at the junction corner with the boundary wall with no. 1 Rudgwick Terrace. The proposed new section of wall would match the original wall with improved foundations.

Assessment-

The main consideration in the assessment of this proposal is the impact of design and the character and appearance of the Conservation Area as follows;

- As mentioned the replacement wall is to match that existing.
- The wall is not visible from the public realm.
- The wall is not specifically mentioned in the Conservation Area Appraisal.

As such it is considered that the proposed works are acceptable as the design would not change and it would not be harmful to the character and appearance of the Conservation Area. As such the proposal complies with policies DP24 and DP25.

There are no amenity issues that need to be considered as part of this application as the works are like for like in terms of height and detailed design.

In order to protect any existing nearby trees during construction it is recommended to impose a condition that requires the submission of details of a method statement for the foundations stage for the protection of trees during construction.

Accordingly, it is recommended to approve conservation area consent for demolition works and grant planning permission subject to conditions that the works match the existing in material and form and submission of details relating to tree protection measures during construction.

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