

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	17/07/2012		
		N/A / attached		<b>Consultation Expiry Date:</b>	28/06/2012		
<b>Officer</b>			<b>Application Number(s)</b>				
Fergus Freeney			2011/5177/P				
<b>Application Address</b>			<b>Drawing Numbers</b>				
Godolphin House 76-84 Fellows Road London NW3 3LG			See decision notice				
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Alterations to install a vehicle barrier on front service road to residential block of flats (Class C3).							
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>02</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Site notice: 30/05/2012 – 20/06/2012 Press notice: 07/06/2012 – 28/06/2012  No comments received.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Belsize CAAC – No objection.					

## Site Description

The site is located on the north side of Fellows Road. It comprises a large block of flats with a service road to access garages at the rear.

The site is not listed, but is within the Belsize Conservation Area.

## Relevant History

No relevant history

## Relevant policies

### LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

DP19 – Managing the impact of parking

DP21 – Development Connecting to the highway network

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

### Camden Planning Guidance 2011

### Belsize Conservation Area Statement

## Assessment

**Proposal:** Permission is sought for the installation of an automatic barrier at the access road to the rear of the property.

### Assessment:

#### Design

The proposal is considered to be acceptable; the barrier would be set back from the boundary by 5m and is a modest structure. It would not be a dominant feature on the streetscene and would not harm the character and appearance of the conservation area.

#### Transport

The applicant has submitted photographic evidence and comments from residents to demonstrate that unauthorised vehicles have been parking on the service road. Whilst options such as installing CCTV and active management of the site do not appear to have been attempted, in this instance it is considered that these would be unreasonable given the residential nature of the site.

The barrier has been set back from the boundary by 5m, this allows more space than a standard sized parking bay (4.8m) and allows for vehicles to wait for access without causing an obstruction to the highway or footpath.

The applicant has confirmed that residents, contractors and regular services will be provided with a key fob for access. Concerns have been raised by the Council's Transport Team that ad-hoc service vehicles and visitors to the site will not be given key fobs and could cause obstructions. It is considered unlikely that more than one ad-hoc service vehicle/visitor would regularly require access to the site at exactly the same time. Vehicles will have space in front of the barrier to wait while access is sought, furthermore visitors will be able to be given visitors permits from residents of the flats. Overspill into the CPZ without a permit would be subject to control by the Council's traffic enforcement officers.

**Recommendation: Grant Planning Permission**

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