

Delegated Report		Analysis sheet		Expiry Date:		24/05/2012	
		N/A / attached		Consultation Expiry Date:		03/05/12	
Officer				Application Number(s)			
Connie Petrou				2012/1559/P			
Application Address				Drawing Numbers			
47 Elsworth Road London NW3 3BS				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of front boundary wall and installation of 2 x gates in connection with re-landscaping of front garden of dwelling house (Class C3).							
Recommendation(s):		Grant					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed 03/04/12 Press notice advertised 12/04/12					
CAAC/Local groups* comments: *Please Specify		Elsowrthy CAAC – no objection					

Site Description

The site accommodates a substantial double fronted three storey single family dwelling house located on the south side of Elsworthy Road. The property is not listed but is located within the Elsworthy Conservation Area.

Relevant History

None

Relevant policies

LDF Core Strategy and Development Policies

Relevant Policies in Camden Core Strategy

CS1 – Distribution of growth; CS5 – Managing the impact of growth and development; CS14 – Promoting high quality places and conserving our heritage

Relevant Policies in Camden Development Policies

DP16 – The transport implications of development; DP24 – Securing high quality design; DP25 – Conserving Camden's heritage; DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2006 (as amended)
Elsworthy Conservation Area statement

Assessment

Proposal

The application proposes the establishment of boundary treatment to the front of the property to include a double timber gate for vehicular access; a single timber gate for pedestrian access, a low brick wall (0.5m) interjected with brick piers (1.6m) and planting of mature hedging.

Assessment

The principle considerations material to the assessment of this application are as follows:

- The effect of the proposed boundary treatment and hedging on the architectural integrity of the property and the character and appearance of the CA.
- The effect of the proposal on existing amenities of the neighbouring residential occupiers.
- The effect of the proposal on access.

Design

The proposed boundary treatment of low rise walls, brick piers, timber fencing and hedging is considered to be sympathetic and in keeping with the character and appearance of the property and wider conservation area as outlined in paragraph 3.23 of the Elsworthy Conservation Area statement. The proposed gating is designed with an arts and crafts design and the property's vehicle access will be provided with a scaled up version of the same style of gates and gate posts to provide a consistent treatment.

Residential Amenity

The proposals fall entirely within the development site and given the nature of the works no amenity issues will arise from the development.

Access

Both the pedestrian and vehicle access will open internally into the site and therefore will not cause any obstruction to pedestrian traffic. Movements to, from and through the application site are acceptable in transport terms and therefore conform to policy DP16.

Recommendation Grant Planning Permission

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