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& Partners

Planning. Design. Economics.

Planning and Heritage Impact Statement

No. 62 Elsworthy Road, Elsworthy, London.

Prepared on behalf of St. James's Real
Estate Holdings Ltd.

24 May 2012

12998/01

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1.0 Introduction

- 1.1 This Planning and Heritage Impact Statement has been produced by Nathaniel Lichfield and Partners (NLP) on behalf of St. James's Real Estate Holdings Ltd to accompany an application to vary Condition 2 of Planning Permission 2012/1074/P granted by the London Borough of Camden on 1 May 2012.
- 1.2 The variation to the extant permission comprises:
- 1 The reintroduction of the black painted metal railings that were originally proposed as part of the proposals to install timber gates and a mature box hedge to the front and rear boundaries of the dwelling house.
- 1.3 No. 62 Elsworthy Road is an unlisted substantial three storey single family dwelling house located within the Elsworthy Conservation Area. The property forms part of a number of Willett development houses that were designed by the architect Amos Faulkner (1867-1940) and built by William Willett and Son in the period 1896 to 1911.

Background to the Application

- 1.4 This application follows the Council's grant of planning permission for 2012/1074/P for "Installation of timber gates interspersed with mature box hedging to front and rear boundaries of dwelling house (Class C3).
- 1.5 This application was the product of pre-application discussions with the Council's development control and conservation officers following the withdrawal of an application for a new front and rear boundary treatment at the property (planning application reference 2011/5089/P) (see Appendix 1).
- 1.6 Following discussions with Officers it was established that the previously submitted application for replacement boundary treatment (with brick walls and piers topped with a black metal railing) was not in keeping with the traditional style present within this section of the Conservation Area, and that following the adoption of the Elsworthy Conservation Area Appraisal the reinstatement of traditional style boundary treatments was now strongly encouraged.
- 1.7 As such, revised designs were discussed with both the development control and conservation and design officers at the Council, and an acceptable design with wooden gates in a traditional arts and crafts style, along with a combined hedge and metal railings was agreed (the full correspondence with Council is included at Appendix 1 to this statement).
- 1.8 The previous application (Ref: 2011/5089/P) was withdrawn on 6 February 2012 and the submission of the design agreed with Officers was submitted on 22 February 2012 (Planning Portal Ref: 1827715 & LB Camden Ref: 2012/1074/P).
- 1.9 It was agreed that this proposal would balance the need for security at the property with the need to preserve the character and appearance of the

property. Officers asked for additional details of the railings that were being proposed as part of the submission on 2 April 2012, and additional plans were provided on 5 April 2012. Following further telephone discussions with Officers the height of the proposed railings was reduced from 1.7m to 1.6m to ensure that the height of the proposed railings was well below the height of the proposed mature hedging (c. 1.75m). This would have guaranteed that the railings, located immediately adjacent to the rear of the hedges would not be visible from the public realm. Indeed they would not be visible in any public views, and would as the hedge grew in become entirely concealed by the hedge in the limited private views from the upper floor windows of adjacent properties.

- 1.10 Despite the pre-application agreement on the principle of the design which results in an enhancement to the conservation area, late on in the application the proposals were reviewed by a 'senior manager' at Camden who took an alternative view of the proposed development and considered that the railings proposed, despite their extremely discreet design, were not 'characteristic of the conservation area regardless of whether they would sit behind the hedging'. The indication was that the Council would refuse the application if the railings element of the proposal was not withdrawn.
- 1.11 Despite considering this position to be entirely unreasonable, our client required to achieve permission for the proposed new gates and so agreed to withdraw the railings to have the permission approved.
- 1.12 We do not agree that the proposed railing are not characteristic of the area, and consider that the Council's subjective judgement in this case has not had proper regard to the tests under statute about whether a proposed development preserves or enhances the character and appearance of the conservation area. We still consider the railings as submitted, to be appropriate and now seek to reintroduce them to the approved scheme for new boundary treatments.

Structure of the Assessment

- 1.13 The assessment is based upon a detailed knowledge of No. 62 Elsworthy Road and its surroundings, and a site visit was recently conducted on Friday 11 May 2012. Further analysis has also been undertaken of historical mapping, photographs and other secondary data sources.
- 1.14 The Assessment is structured as follows:
- *Section 2 - Understanding the Context:* this sets out the physical, historic, context of the site. This includes analysis of the historical development of the area and evaluation of the property's significance;
 - *Section 3 - Planning Policy and Planning History:* provides a review of relevant national, strategic and local planning and heritage policy and guidance of relevance to the development, along with the relevant planning history. This section of the report ultimately derives a series of design, heritage and accessibility policy tests against which the proposed development is assessed;

- Section 4 - *Statement of Significance*: sets out an evaluation of the buildings significance as a heritage asset;
- Section 5 – *Proposed Development*: describes the proposals;
- Section 6 – *Assessment*: provides a detailed assessment of the proposals against the key design and heritage tests derived from the policy framework; and,
- Section 7 – Set out the Conclusions.

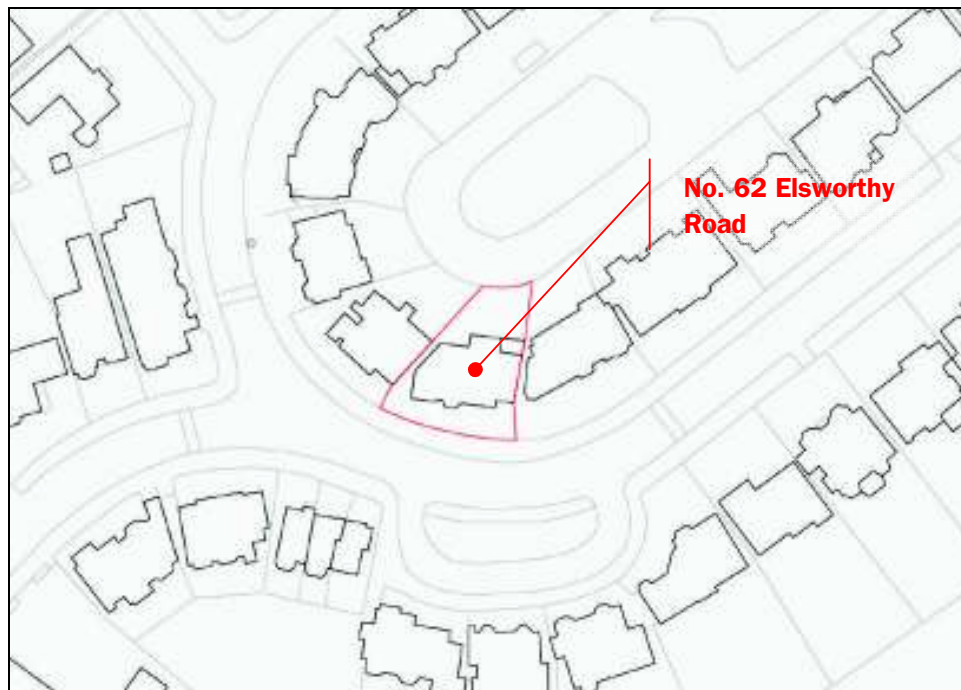
2.0 Understanding the Context

2.1 This section of the statement provides a detailed assessment of the site's context physical and historical context.

Physical Context

Site Location

2.2 The property is located on the curve of Elsworthy Road to the south east of the junction with Wadham Gardens and was constructed 1896 and 1911 (see Map 2.1).



Map 2.1 (above): Vicinity of No. 62 Elsworthy Road.

2.3 Aerial photographs 2.1 and 2.2 (below) illustrate the location of the property within the Elsworthy Conservation Area and show the scale of development and large number of street trees.



Aerial Photo 2.1 (above): Vicinity of No. 62 Elsworthy Road looking north (© Bing Maps).



Aerial Photo 2.2 (above): Vicinity of No. 62 Elsworthy Road looking south (© Bing Maps).

2.4

Photographs 2.1 and 2.2 (below) illustrate general views along Elsworthy Road close to the property from ground level and show the appearance of boundary treatments close to No. 62 Elsworthy Road (the range of boundary treatments present is expanded on below with photographs of a range of local properties).



Photo 2.1 (above): Elsworthy Road (right) looking east with No. 64 (centre) and No. 62 'the application site' to the right with current black construction hoardings. Wadham Gardens is to the left of the photograph.



Photo 2.2 (above): Elsworthy Road looking west. No 56 (right), then No. 58 (centre) and No. 60 beyond that. No. 62 'the application site' is out of shot around the bend.

Property Description

- 2.5 No. 62 Elsworthy Road, a three storey 'Free Style' detached house with predominant Queen Anne Style features likely to have been designed by the architect Amos Faulkner (b.1867-d.1940). The building is not listed, though it is situated in the Elsworthy Conservation Area.
- 2.6 The building is substantial and of good quality, but is not particularly notable among the Willett houses in Elsworthy Road, its overall significance derives from it forming part of the wider coherent group. The clarity and dominance of the materials used in it's construction, red ceramic tile and red brick, form part of it's uniformity with the group rather than a feature that sets it apart from the other houses. This dominance is offset by the white painted wooden structural

elements of the doors, porch, windows and eaves soffits. The roof structure is relatively complex, with a double tile hung pitched gable to the front elevations.



Photo 2.3 (above): No. 62 Elsworthy Road (centre) and No. 64 Elsworthy Road (left) from southern corner of Elsworthy Road and Wadham Gardens showing the previous privet hedge boundary treatment, large open parking area and wooden trellis within the garden (Please note photo dates to April 2011).

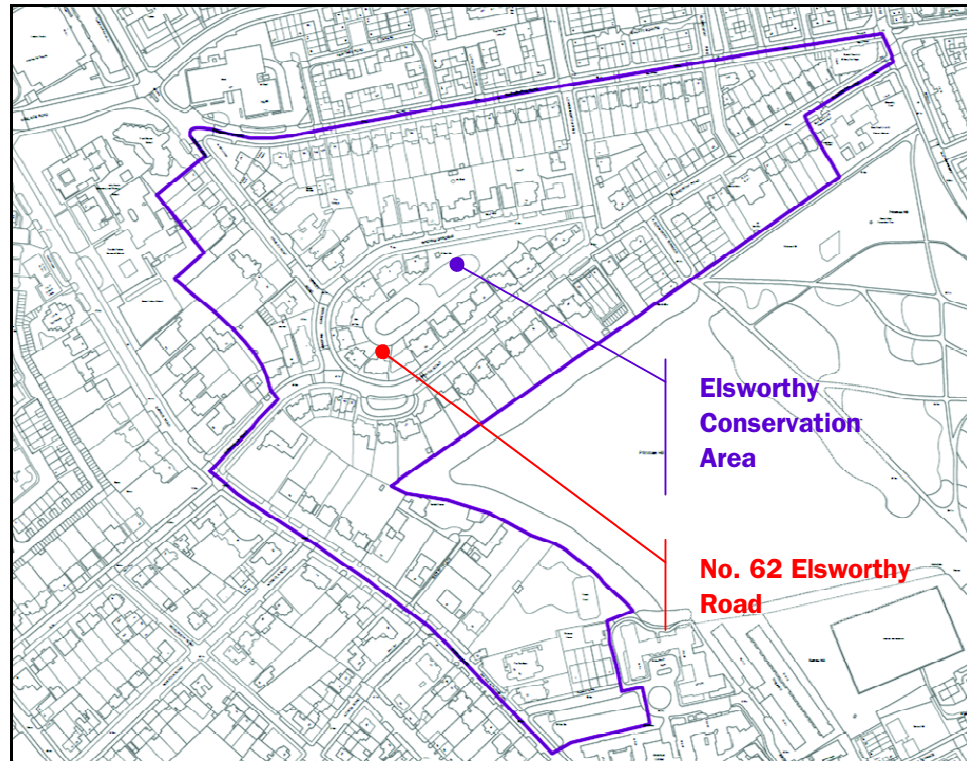


Photo 2.4 (above): No. 62 Elsworthy Road – Front façade from south west showing the previous hedge, wooden trellis, large unsympathetic garage and open parking area (Please note photo dates to April 2011).

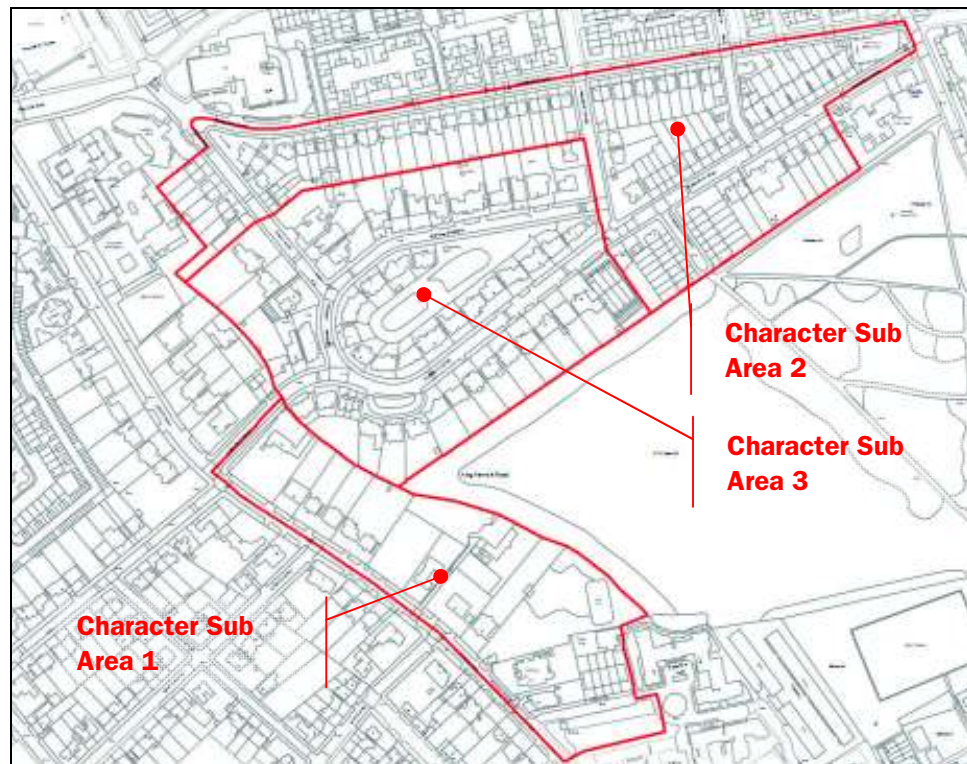
- 2.7 The exterior design of the house has been altered with the addition of a side garage extension and other alterations. While constructed in red brick, its façade is out of character with the design of the original house and it is relatively utilitarian in appearance when compared to the original house. The garage detracts from the overall architectural integrity of the property and its replacement has been granted under part of permission 2010/6827/P.
- 2.8 The property has both a private front and rear garden and a communal private open space to the rear. The property previously retained a partial boundary treatment comprising a privet hedge, and potentially original wooden gateposts to its pedestrian gate, although these were missing the original gate and the continuity of the boundary treatment was lost due to its partial removal to form the large parking cross-over for the later garage addition (see Photos 2.3 and 2.4 above).
- 2.9 Further alterations to the property, including a basement extension under the house and part of the front and rear garden have also been granted in recent years but are not relevant to the proposed amendment.

No. 62 Elsworthy Road within the Conservation Area

- 2.10 The application property is located within Sub Character Area 3 (see Maps 2.2 and 2.3) of the Elsworthy Conservation Area (as identified in the July 2009 Conservation Area Appraisal undertaken by Nathaniel Lichfield and Partners and subsequently adopted by the Council). Sub Character Area three identifies with the location of the original Willett's development houses which was the original core of the Elsworthy Conservation Area designated on 1st October 1973 (see Maps 2.2 and 2.3).



Map 2.2: Elsworthy Conservation Area boundary in purple (above).



Map 2.3: Elsworthy Conservation Area Character Sub Areas (above).

Setting – Original Architectural and Townscape Context

- 2.11 The setting of the property within the original Willett's development of Elsworthy Road and Wadham Gardens, and within the wider Elsworthy Road Conservation Area is significant.
- 2.12 The layout was planned as a unified whole and is characterised by its coherent yet informal street pattern and well-detailed, high quality design. The William Willett and Son development of houses was originally known as 'The Avenue Road Estate' and the houses are predominantly two storeys, plus attic accommodation, set in small private gardens with a communal garden to the rear. They use a rich mix of high quality materials in designs characteristic of the 1890s 'Free Style'¹. Key features of the style were sourced from Dutch and Queen Anne Revival architectural styles, including roof gables and canopied porches, tile hung gable ends, a wide variety of window types (many with small paned windows), bay windows, decorative brickwork and plasterwork, bespoke white stone dressings and white painted woodwork. The strong combination of brick and decorative tiling creates a clear architectural vocabulary on many properties, while others with large expanses of stucco add contrast to the streetscape.
- 2.13 The quality and level of detailing in wood, stucco and stone is consistently high in the Willett development and each building has unique features including a variety of entrance door designs, ranging from arched openings in stone to porches and porticoes with a variety of brackets or columns and sometimes pedimented. Other elevation details include high quality tile cladding, stucco detailing, the use of stone banding and decorative masonry, and intricate timber gable and window decoration. At roof level, the detached houses have dominant roofs which are frequently terminated by impressive chimney stacks and pots, use fine clay tiles and introduce gables in Dutch or Queen Anne Revival styles.
- 2.14 These elements are combined and contrasted across individual properties, but the overall group shares a common form and style with its neighbours to produce a strong and unifying character. It is this wide palate of complementary traditional materials and details employed by houses in Wadham Gardens which creates a sense of unity and forms a significant element of the area's character.
- 2.15 The application property is located at the core of the Willett development and backs out onto the (private) communal garden at the heart of the development to the rear.

¹ The Free Style developed as a tradition, out of the Arts and Crafts Style, in which architects could pick and mix features from Classical, Gothic, English and Scottish 16th Century, or European architectural traditions in any combination of building materials they chose.

Setting: Listed Buildings

2.16

The National Heritage List for England confirms that there are no listed buildings in the vicinity of the application site. As such, the proposals will not affect the setting of any listed properties or structures (see Map 2.4 below).

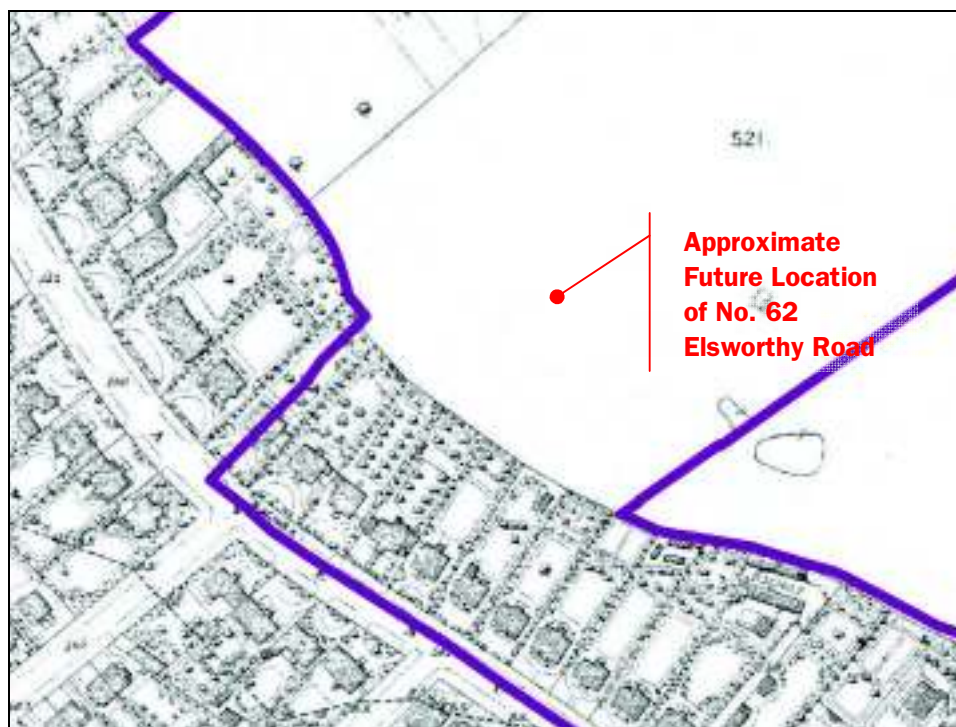


Map 2.4: Extract Map from National Heritage List for England (listed buildings = blue triangles) (© English Heritage) (above).

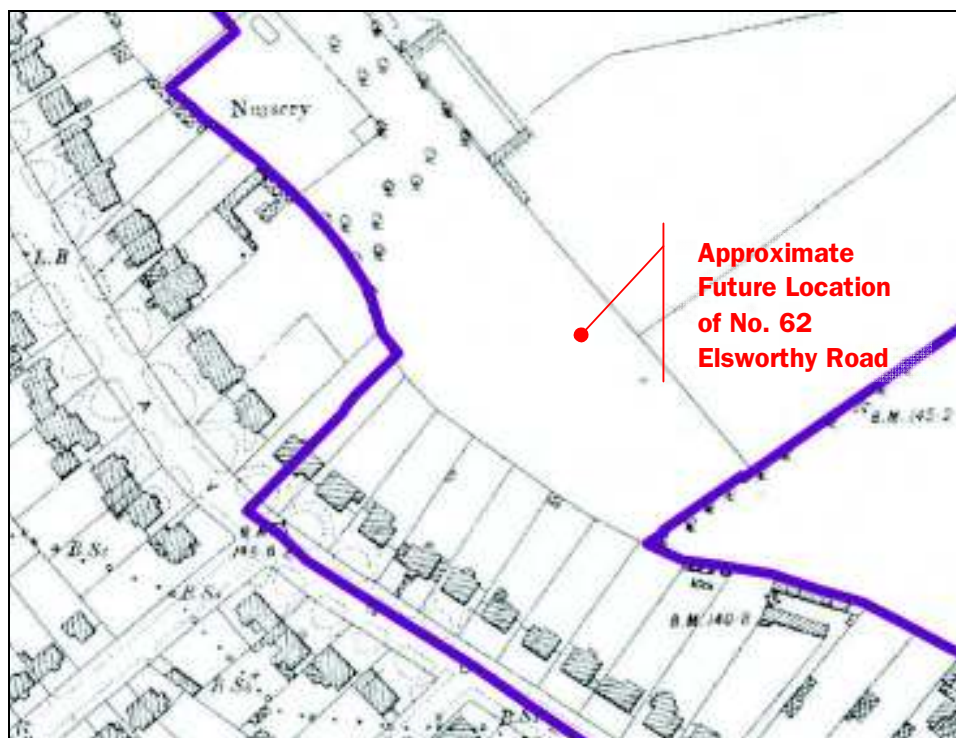
Historic Development of the Avenue Road Estate

2.17

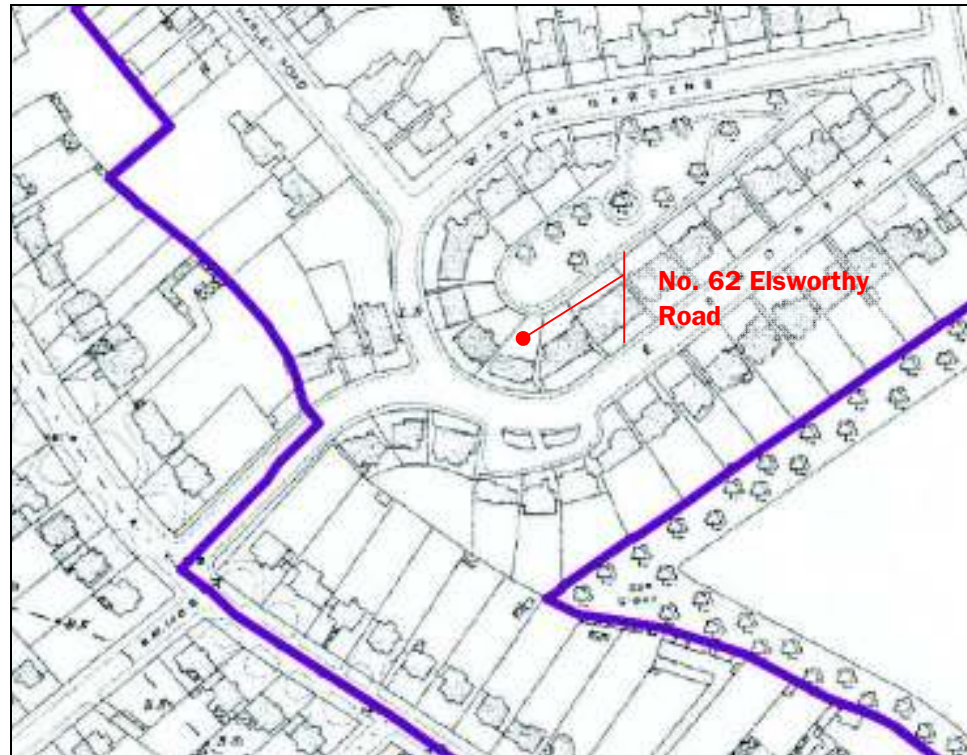
The historic development of the Avenue Road Estate is illustrated by the historic maps in sequence below that show that the Willett development was conceived as a new residential development off the existing Avenue Road that was already developed with large villa's from the 1840s. The Willett's development was begun in 1896 and was complete in 1911 as can be seen on the OS Map for 1914 (see Map 2.7). Historic Photos of the Estate are included at Appendix 3.



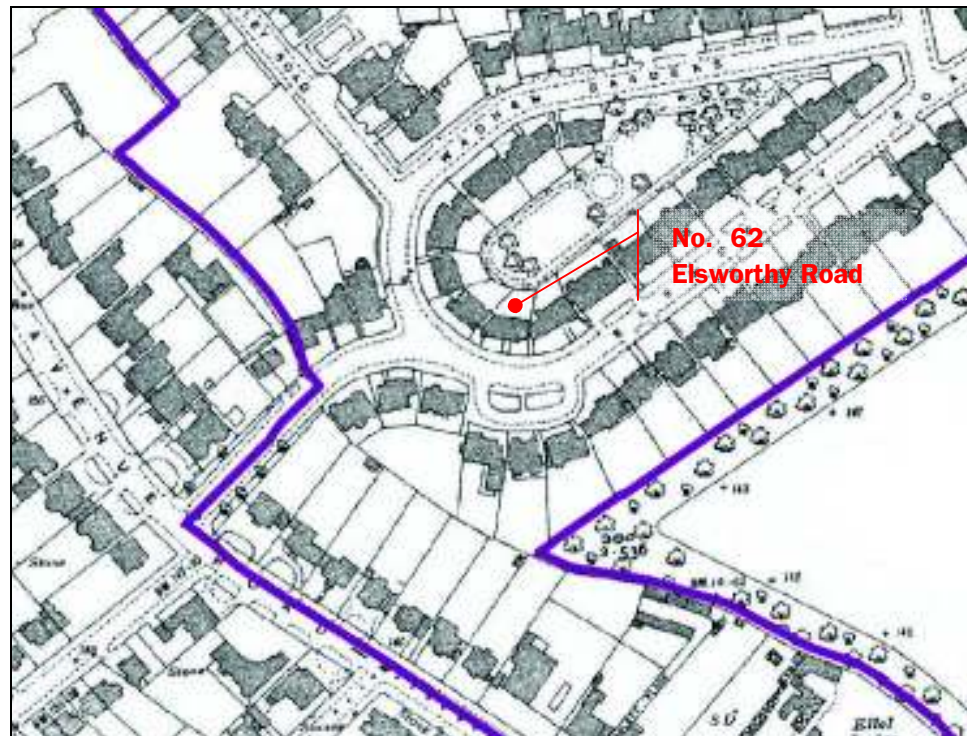
Map 2.5: OS Map 1871 with Elsworth Conservation Area boundary in purple (above).



Map 2.6: OS Map 1894 with Elsworth Conservation Area boundary in purple (above).



Map 2.7: OS Map 1914 with Elsworthy Conservation Area boundary in purple (above).



Map 2.8: OS Map 1935 with Elsworthy Conservation Area boundary in purple (above).

Boundary Treatments in the Vicinity

- 2.18 The proposed amendment to planning permission 2012/1074/P relates to the proposals for the boundary treatments at the property and what is considered to be characteristic of the area.
- 2.19 As is set out above, the property is located within Sub Character Area 3 of the Conservation Area, the Willett development known originally as the Avenue Road Estate. This development was characterised by an eclectic range of designs, materials and details within the 'Free Style' employed.
- 2.20 No one style of boundary treatment predominated and detailed analysis of the remaining traces of original boundary treatments suggests that while hedging and Arts and Craft's design played a key role, there was room for different types of detailing and materials including more substantial wooden fencing, and brick and stone walling with decorative metal gates (See Appendix 3 and the photos in this section).
- 2.21 A more diverse range of boundary treatments is certainly part of the established character of the area today as is demonstrated by the wide range of high quality boundary treatments present on the Roads forming part of the original Willett's Avenue Road Estate development.
- 2.22 The boundary treatments of these roads are considered in turn below. Due to the large number of properties we have focused on those that possess black painted metal railing elements into the design of the boundaries or originally had boundary treatments other than hedges.

Elsworthy Road

- 2.23 The photographs below illustrate that the following properties located on Elsworthy Road within Sub Character Area 3 of the Elsworthy Conservation Area that have, or potentially originally had prominent black metal railings forming part of their boundary treatments visible from the street (See also Appendix 3):
- No. 53 Elsworthy Road (see Photo 2.5a);
 - No. 53a Elsworthy Road (see Photo 2.5a);
 - No. 57a Elsworthy Road (see Photo 2.5b);
 - No. 56 Elsworthy Road (see Photo 2.6);
 - No. 58 Elsworthy Road (see Photo 2.7);
 - No. 60 Elsworthy Road (see Photo 2.8) (does not possess metal railings but has been included as it is immediately adjacent to the application property;
 - No. 62 Elsworthy Road (see Photo 2.9) (application property prior to current development; and,
 - No. 64 Elsworthy Road (see Photo 2.10).



Photo 2.5a (above): Nos. 53 and 53a Elsworthy Road with black metal gates at No. 53 and black metal banister rails to the boundary steps at No. 53a forming part of the original boundary treatment comprising red brick walls with stone coping and decorative scrolls to the substantial round brick gateposts.



Photo 2.5b (above): Nos. 57 Elsworthy Road with its original brick and stone wall (partial survival) with metal gate hanging (gate now missing).



Photo 2.6 (above): No. 56 Elsworthy Road with its hedge, brick gate piers and black metal gates.



Photo 2.7 (above): No. 58 Elsworthy Road with its low brick walls and brick piers, hedge, and black metal railings, with vehicular access gates.



Photo 2.8 (above): No. 60 Elsworthy Road with its substantial hedge and uncharacteristically large open parking area. The size and thickness of the mature hedge demonstrates that no railings located behind it could be seen from the street.



Photo 2.9 (above): No. 62 Elsworthy Road (Photo take as part of the 2008 NLP Character Appraisal) showing the property prior to the current works with the original gateposts and privet hedge.



Photo 2.10 (above): No. 64 Elsworthy Road with its brick walls and piers, substantial black metal railings and pedestrian and vehicular access gates.

Wadham Gardens

2.24

The photographs below illustrate that the following properties located on Wadham Gardens within Sub Character Area 3 of the Elsworthy Conservation Area, all have prominent black metal railings forming part of their boundary treatments:

- No. 3 Wadham Gardens (see Photo 2.11);
- No. 4 Wadham Gardens (see Photo 2.12);
- No. 6 Wadham Gardens (see Photo 2.13); and,
- No. 8 Wadham Gardens (see Photo 2.14).



Photo 2.11 (above): No. 3 Wadham Gardens with black metal pedestrian gate (on right).



Photo 2.12 (above): The recently renovated No. 4 Wadham Gardens with its low rendered wall, hedge and black metal railings and pedestrian gate.



Photo 2.13 (above): No. 6 Wadham Gardens with its low rendered wall, hedge and black metal railings and pedestrian and vehicle access gates.



Photo 2.14 (above): No. 8 Wadham Gardens with its low brick wall and piers, hedge and black metal railings and pedestrian gate (see also Appendix 3).

Harley Road

2.25

The photographs below illustrate that the following properties located on Harley Road within Sub Character Area 3 of the Elsworthy Conservation Area all have prominent black metal railings forming part of their boundary treatments:

- No. 9 Harley Road (see Photo 2.15);
- No. 26 Harley Road (see Photo 2.16);
- No. 28 Harley Road (see Photo 2.17); and,
- No. 30 Harley Road (see Photo 2.18).



Photo 2.15 (above): No. 9 Harley Road with its brick walls and piers, and black metal railings and pedestrian and vehicular access gates.



Photo 2.16 (above): No. 26 Harley Road with its brick walls and stone piers with black metal railings and pedestrian and vehicular access gates.



Photo 2.17 (above): No. 28 Harley Road with its low brick walls and piers, and substantial black and gold metal railings, with pedestrian and vehicular access gates.



Photo 2.18 (above): No. 30 Harley Road with its brick walls and piers, and substantial black and gold metal railings and pedestrian and vehicular access gates.

Private Communal Gardens

2.26

The photograph below illustrate the decorative ironwork gates and brick gate piers with decorative stone tops to the communal (private) gardens on Wadham Gardens to which the application site has access through its rear boundary.

- Wadham Gardens Communal Gates (see Photo 2.19);



Photo 2.19 (above): Decorative iron gates to Wadham Gardens.

Summary: Boundary Treatments in the Vicinity

- 2.27 In summary, not only is it quite clear from an assessment of Sub Area 3 that there are many different styles of boundary treatment present and forming part of the established character of the Conservation Area, but that there was always some variety in the type of boundaries present (see Appendix 3). Some of the original boundary treatments used decorative ironwork and the boundaries were not exclusively hedges, the trend towards a great use of ironwork is not new but has certainly been part of a process since the 1950s and there is a balance to be struck between the original character of the area which was much more open, and the use of other types of boundary treatment and high quality materials.
- 2.28 Following the adoption of the Conservation Area Appraisal in 2009, the Council have decided to adopt a less flexible and more 'traditional' application of the boundary styles considered to be characteristic of the conservation area, but this approach in the context of the historic variety demonstrated to be present is too prescriptive and does not recognise the original variety or the balance to be struck between the original character and needs of modern occupiers.

3.0 **Planning Policy and Planning History**

3.1 This section provides a summary of the relevant planning and heritage policies relevant to the site. The statutory development plan comprises the London Plan (2011), the London Borough of Camden Core Strategy (2010) and the LB Camden Development Policies 2010-2025 (2010). Relevant policy and supplementary guidance is summarised below.

3.2 No. 62 Elsworthy Road comprises an unlisted building located within Character Sub Area 3 of the Elsworthy Conservation Area.

Statutory Context

3.3 The Planning (Listed Building and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest over and above that provided by development control.

National Planning Policy Framework (27 March 2012)

3.4 The National Planning Policy Framework (NPPF) was published by CLG on 27 March 2012. It comprehensively replaces the former system of National Planning Policy Guidance and Statements.

3.5 At Paragraph 14 the NPPF sets out that at its heart there “*is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking*”. The onus is on decision makers to support sustainable development wherever possible and without delay.

3.6 The following NPPF Chapters are directly relevant to the proposed development:

- Chapter 6: Delivering a Wide Choice of High Quality Homes;
- Chapter 7: Requiring Good Design; and,
- Chapter 12: Conserving and Enhancing the Historic Environment.

PPS5: Practice Guide (March 2010)

3.7 Although PPS5 has been cancelled by the publication of the NPPF, CLG has confirmed that the PPS5: Practice Guide has not been cancelled and remains a material consideration in the determination of applications. CLG stated that the Practice Guide is still relevant where its guidance is consistent with those policies outlined in the NPPF, where there is inconsistency, the NPPF takes precedence.

Planning Policy and Guidance

London Plan

- 3.8 The London Plan (2011) provides strategic planning guidance of relevance to London. The proposed development does not however give rise to any strategic planning issues.

Local Planning Policy

Camden LDF Core Strategy DPD (2010)

- 3.9 The following Camden LDF Core Strategy Policies are of relevance to the proposed development:
- **Policy CS6 – Providing quality homes**
 - This seeks to provide a different range of homes for all types of occupiers.
 - **Policy CS14 – Promoting high quality places and conserving our heritage**
 - This seeks development of the highest standard that preserves and enhances Camden's heritage. It also promotes high quality landscaping (see Appendix 2).
 - **Policy CS17 – Making Camden a safer place**
 - This encourages appropriate safety measures in buildings and spaces (see Appendix 2).

Camden Development Control Policies (2010)

- 3.10 The Council's development control policies that are relevant to the proposed development are as follows:
- **DP24 Securing high quality design; and,**
 - **DP25 Conserving Camden's heritage.**
- 3.11 Policy DP24 sets out the following:
- "The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:*
- a) character, setting, context and the form and scale of neighbouring buildings;*
 - b) the character and proportions of the existing building, where alterations and extensions are proposed;*
 - c) the quality of materials to be used;*
 - d) the provision of visually interesting frontages at street level;*
 - e) the appropriate location for building services equipment;*

- f) existing natural features, such as topography and trees;*
- g) the provision of appropriate hard and soft landscaping including boundary treatments;*
- h) the provision of appropriate amenity space; and*
- i) accessibility”.*

3.12 Policy DP 25 sets out the following with regard to Conservation areas:

In order to maintain the character of Camden’s conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;*
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;*
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and*
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden’s architectural heritage.*

LB Camden: Elsworthy Conservation Area Appraisal SPD (July 2009)

- 3.13 The Conservation Area Appraisal and Management Plan was adopted in July 2009 and is a material consideration in the determination of applications within the Conservation Area or its setting.
- 3.14 With regards to the overall spatial character of the Conservation Area, the CAA sets out at para. 3.7 that *“Buildings are set back from the street and the original boundary treatments of small walls, privet hedging and wooden gates and gateposts were designed to increase the green, leafy environment of the quiet residential streets”*.
- 3.15 Prevalent and traditional building materials are discussed at paras. 3.22-3.24, where *“the clear differences in the building styles and materials of each sub-area of the Conservation Area”* are established, and *“this includes the styles and materials of the individual boundary treatments of properties in each sub-area”* which are identified as important, *“as they create uniform and defining frontages that separate the pavement from front gardens, and act as a setting for the built form behind”*.
- 3.16 Para. 3.23 identifies that *“The predominance of low walling combined with hedges, usually in privet, creates a strong landscaped theme in front gardens which is complementary to the tree-lined streets. This characteristic is particularly*

evident in the western section of the Conservation Area which is home to an estate of houses built by William Willett, and designed as a garden suburb....
...Here the boundaries were originally planted with privet hedges interrupted by wooden gates and posts”.

- 3.17 Paragraph 3.24, also however identifies that “Traditional nineteenth-century boundary treatments, including railings and walls, show considerable detail. Gateposts in wood, brick, decorative tile, stucco and stone are banded and textured, contributing to the streetscape. The accompanying low walls, topped by railings or hedges, retain an important linearity at street level, the loss of which would damage the character of the Conservation Area”.
- 3.18 With regards to the boundary treatments in Character Sub Area 3: The Willett Development, the CAA sets out the following at paras. 6.60 and 6.66:
- 3.19 “The boundary treatments are formed by low walls, topped by hedges, combined with wooden gates and gate posts to form the predominant features in the division of street and garden which greens the streetscape considerably and softens the view. It is particularly the combination of hedges and wooden gates that defines the special character of the streetscape in the Willett area. However, only No 62 retains original wooden gateposts, with other properties having replaced original frontages with harder wearing and out-of-keeping materials such brick gateposts and metal railings, or having allowed the hedges to form a less structured natural boundary. Where front gardens have been removed completely for car parking and refuse containers, the boundary treatments and character have diminished”.
- 3.20 “Positive boundary treatments exist at Nos 7, 10, 13, and 30 Wadham Gardens and several have replica gateposts in addition to hedged boundaries. Nos 8 and 19, while retaining hedges, combine these with cast iron railings which do not strictly fit the original design of the Willett development. No 1 retains original gateposts but the sections of fence have been replaced with modern materials and there is no hedge”.

English Heritage Guidance

- 3.21 This assessment has had regard to the following English Heritage guidance:
- Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment (April 2008);
 - Understanding Historic Buildings: Policy and Guidance for Local Planning Authorities (June 2008);
 - Constructive Conservation in Practice (October 2008);
 - Valuing Places: Good Practice in Conservation Areas (January 2011);
 - Understanding Place: Conservation Area Designation, Appraisal and Management (March 2011);
 - The Setting of Heritage Assets (October 2011).

Planning History

- 3.22 The planning history relevant to this application for an variation of Condition 2 of planning permission 2012/1074/P is set out at Sections 1.4-1.12.

Key Assessment Tests

- 3.23 The following design and heritage policy tests have been derived from the planning policy framework and planning history:
- 1 Does the proposed development respect the form, character, appearance and integrity of the building and conservation area?
 - 2 Will the works preserve or enhance any elements of the property's fabric (external) that contribute to its significance within the conservation area?
 - 3 Will the development preserve or enhance the character and appearance of the property on this section of Elsworthy Road?
 - 4 Will the proposed works retain, restore or reinstate elements of historic fabric which contribute to the significance of the property?
 - 5 Will the scheme result in the removal of any unsympathetic interventions?
 - 6 Will high quality materials be used, which match or complement existing materials?
 - 7 Will the works be executed sensitively and to high conservation standards?
- 3.24 The proposed development is assessed against these tests at Section 6.0 of this statement.

4.0 **Statement of Significance**

- 4.1 The property is an unlisted building located within the Elsworthy Conservation Area. Its significance is related to its external appearance, in particular the principle façade, and the contribution it makes to the streetscene as one of a series of typical Willett development homes located within this section of the Conservation Area.
- 4.2 The boundary treatment has been neglected over the years, with the existing hedge overgrown and the original wooden gate has been lost, although the Arts and Crafts style gate posts remain. The historic introduction of a vehicular driveway has left an uncharacteristic void on the property frontage. To the rear of the property, the original boundary treatment has been lost and replaced by an unsympathetic painted brick and wooden trellis boundary treatment with a white painted metal gate. These elements detract from the appearance of the property and its contribution to the attractive group of Willett Houses backing onto the communal gardens at the heart of the development.

5.0 **Proposed Development**

- 5.1 The proposed development seeks to provide a revised front and rear boundary treatment to the property, and the one originally applied for under application 2012/1074/P.
- 5.2 The design proposed will significantly enhance the existing boundary treatment at the property and is entirely in keeping with the long established character of the immediate area. The proposed development will be the most sensitive and traditional front and rear boundary treatment to have been implemented in the area in recent years. The proposals sensitively balance the traditional form of boundary treatment characteristic to the Conservation Area with the needs of modern access and security, they also provide a significant enhancement through the restoration of the existing gate posts and reinstatement of an original style pedestrian gate. The wholly inappropriate rear boundary treatment will be entirely replaced, removing an element of the property that detracted from the appearance of the property in private/communal views.
- 5.3 The proposals are explained in detail below and annotated on the submitted drawings which are listed at Appendix 1 of the application cover letter.

Amount

- 5.4 The alterations are confined solely to the boundary treatments and seek to replace the existing arrangements with revised arrangements sympathetic to the Conservation Area.

Layout

- 5.5 The revised layouts are similar to those already approved under 2012/1074/P and are illustrated in the submitted plans and limited to the replacement for the front and rear boundaries.

Scale

- 5.6 The scale of the works are similar to those approved by 2012/1074/P and the revised replacement boundary treatments are of a scale in keeping with the property and other boundary treatments on the street.

Landscaping

- 5.7 The proposed boundary treatment works will be complemented by the inclusion new mature hedges to the front and rear of the property as illustrated on the submitted planning drawings. Details of the proposed hedge, species, planting arrangements and number to be planted have been approved under permission 2012/1074/P.

Appearance

- 5.8 The proposed works have drawn directly on the guidance within the Elsworthy Conservation Area Appraisal and seek to reinstate a traditional style of boundary treatment to the property based on the surviving pedestrian gateposts which flank the front access gate from Elsworthy Road.
- 5.9 The lost wooden pedestrian gate between these posts will be reinstated with a sympathetic 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.
- 5.10 The areas between the gates and across the remainder of the boundary will be replanted with a hedge. To provide additional security a metal railing on stone footings is proposed to the rear of the hedge. Unlike that at No. 58 Elsworthy Road (see Photo 5.1) where the metal railings rise above the rear of the hedge, those at No. 62 Elsworthy Road have been designed to be 1.6m high, 15cm lower than the height of the mature hedge specimens to be planted (1.75m).
- 5.11 A similar boundary treatment with wooden gate, hedge and railings is proposed to the rear boundary of the property opening onto the communal gardens. Overall, the proposed design will have a positive impact on the appearance of the property and will enhance this section of the Conservation Area.



- 5.12 **Photo 5.1 (above):** No. 58 Elsworthy Road (detail) with its low brick wall and brick pier boundary, with hedge, and spiked black metal railings set behind.

Access

- 5.13 Access to the property will remain as approved under permission 2012/1074/P.

Structural Considerations

- 5.14 There are no structural issues arising as a result of the proposed amendments to 2012/1074/P.

6.0 **Assessment**

6.1 This section of the statement provides an assessment of the development described at Section 5.0 in the context of the key planning and heritage test arising from the policy framework, namely the NPPF Chapter 12 and the statutory development plan, as well as other guidance (Section 3.0) and considers the impact of the proposals on the architectural and historic significance of No. 62 Elsworthy Road, and the character and appearance of the Elsworthy Conservation Area.

- 6.2 The following design and heritage policy tests were derived from the planning policy framework and planning history:
- 1 Does the proposed development respect the form, character, appearance and integrity of the building and conservation area?
 - 2 Will the works preserve or enhance any elements of the property's fabric (external) that contribute to its significance within the conservation area?
 - 3 Will the development preserve or enhance the character and appearance of the property on this section of Elsworthy Road?
 - 4 Will the proposed works retain, restore or reinstate elements of historic fabric which contribute to the significance of the property?
 - 5 Will the scheme result in the removal of any unsympathetic interventions?
 - 6 Will high quality materials be used, which match or complement existing materials?
 - 7 Will the works be executed sensitively and to high conservation standards?

6.3 The revised proposals are assessed against each test in turn below:

1. Does the proposed development respect the form, character, appearance and integrity of the building and conservation area?

6.4 The proposed boundary treatments are modest in their scale and form and take their proposed appearance directly from the surviving elements of the original boundary treatment (namely the pedestrian gate posts) at the site. The proposed character will conform to the soft Arts and Crafts design of area, and respects the existing diversity of design, by providing a scheme that respects the integrity of the area, without slavishly coping the existing detail or producing a pastiche.

6.5 The metal railings proposed are in character with the range of materials found in the character sub area, many of which are on direct public display. While some of these are modern interpretations of traditional boundaries, there are examples of original ironwork boundary treatments present within the sub area (No. 53 Elsworthy Road), and the boundary treatments here were not exclusively privet hedges and wooden posts/gates. While the Conservation Area Appraisal does identify some of the more recent examples of combined hedges and railings, or over dominant brick gateposts as 'out-of-keeping' with

the original intent of this area, it does not say that all such examples are 'harmful', nor was its intent to remove the diversity of high quality boundary treatments in the area, as these types and variety of boundaries have now become part of the character of the area.

- 6.6 However, in this instance, the ironwork proposed will be entirely concealed by the growth of the hedge, and will provide a near invisible enhancement to the security of the property that entirely respects the character of both the property and the character and appearance of the wider conservation area.

2. Will the works preserve or enhance any elements of the property's fabric (external) that contribute to its significance within the conservation area?

- 6.7 The remaining 'original' elements of the front boundary treatment (the pedestrian gate posts) will be retained and refurbished. This enhances the property. The existing hedge will be replaced with mature specimens of privet as agreed under extant permission 2012/1074/P. This preserves the existing character and will enhance its appearance over time through appropriate maintenance of the planting.
- 6.8 The introduction of a sympathetically designed new pedestrian gate restores a lost element of the property boundary and as such represents an enhancement. The introduction of sympathetic vehicular access gates with gate posts to match the original designs, although not an original feature of the property boundary, preserve the character and appearance of the property.
- 6.9 To the rear, the removal of the entirely unsympathetic rear boundary and its replacement with a new more appropriate design represents a significant enhancement to the property.
- 6.10 In both cases, the proposed addition of metal railings in combination with the hedges will have a negligible effect on the character and appearance of both the property and the conservation area. We have clearly established that metal railings are an established part of this section of the conservation area, and are highly visible throughout the sub character area.
- 6.11 In this instance the railings have been introduced so that they will not be visible from any point in the public realm being both behind and below the level of the hedge, they are also unlikely to be visible in private views when the hedge thickens out and grows through the railings. The proposals, implemented as they were originally submitted, will therefore have either no impact, or at the very worst, a negligible impact on the character and appearance of the conservation area.
- 6.12 When the introduction of the railings is assessed in balance with the very significant enhancements introduced to the overall appearance of the property's boundary treatment (as originally submitted under application 2012/1074/P) there were no reasonable grounds to ask for the removal of this element of the proposals from the original application, and there are still no

reasonable grounds to resist the reintroduction of this element of the proposals through this application for an amendment to Condition 2 of 2012/1074/P.

3. Will the development preserve or enhance the character and appearance of the property on this section of Elsworthy Road?

- 6.13 The appearance of the property on this section of Elsworthy Road will be clearly and significantly enhanced by the proposals. The original pedestrian gate will be restored and its gate reinstated. The harmful gap in the boundary at the extant parking area will be closed with a sympathetically designed Arts and Crafts style gate to match the original designs. This in combination with the mature hedging will restore the boundary treatment property much closer to its 'original' appearance.
- 6.14 The proposed metal railings, which are already a common feature and an established part of the character and appearance of the conservation area, will not only be set behind and below the proposed mature hedging, but will also become entirely concealed as the hedge becomes established. They will be entirely invisible within the conservation area in public and private views and will have absolutely no impact, harmful or otherwise, on the character and appearance of the Conservation Area.

4. Will the proposed works retain, restore or reinstate elements of historic fabric which contribute to the significance of the property?

- 6.15 The works will retain the original front pedestrian gateposts to the property and restore them to their original finish. The pedestrian gate to the front will be reinstated and scaled up versions of the pedestrian gate introduced to close the harmful existing gap in the boundary across the parking area.
- 6.16 A more traditional boundary treatment will also be introduced to the rear.
- 6.17 The appearance of the property will be enhanced and the significance of the property improved and better revealed through the repairs, reinstatement and introduction of new sympathetic features.

6. Will the scheme result in the removal of any unsympathetic interventions?

- 6.18 The scheme will result in improvements to the appearance of both the front and rear boundary treatments at the property. The existing non-original metal pedestrian gate will be removed as will sections of wooden trellis from the front garden that sub divide the front garden and parking area.
- 6.19 To the rear the entirely unsympathetic concrete walls and trellis will be removed and replaced with the proposed wooden gates, hedge and railings.
- 6.20 The removal of these unsympathetic elements constitutes a very visible and beneficial alteration that enhances the appearance of the property and improves the character of the area.

7. Will high quality materials be used, which match or complement existing materials?

- 6.21 The materials used will be of high quality and finished to a high standard. The boundary treatments feature wooden elements (gates), metal fittings, metal railings, stone footings and mature privet hedging. All of which are found in the locality and are used in the extant boundary treatments at other properties.

8. Will the works be executed sensitively and to high conservation standards?

- 6.22 The works will be executed both sensitively and to a high standard. The type of development and wider renovation of the house demand an extremely high specification and this will be carried through to the proposed revisions to 2012/1074/P.

7.0 **Conclusions**

- 7.1 The proposals seek to revise the extant approval granted under permission 2012/1074/P for external alterations to replace the front and rear boundary treatments at No. 622 Elsworthy Road to reintroduce an element of the originally intended design that was ultimately resisted by Officers extremely late in the determination of that application. This element of the design formed part of the compromise proposals negotiated at the pre-application stage and represents the most sympathetically designed boundary treatment to be proposed within the Conservation Area in recent years.
- 7.2 We consider the proposals were unreasonably resisted by Officers, who did not give sufficient weight to the established character of the area which is now set out clearly in this document. The proposals, as revised, and as originally intended, do not give rise to any harm to the Conservation Area, and indeed represent a significant enhancement that complies with Policies CS14, DP24 and DP25, not only to the front boundary of the property, but also to the rear where the wholly inappropriate existing boundary is to be replaced. The boundary treatments provide extremely high quality landscaping to the public realm and the shared private communal space to the rear in accordance with Policy CS14 (C).
- 7.3 The proposals have been carefully designed and detailed to respect the character and appearance of the Conservation Area and provide a traditional style boundary treatment which balances the need for additional security (compliant with CS17 (B)) with the heritage value of the area (CS 14 (A) & (B), DP24 and DP25). Even if the metal railings were to be visibly in views, which it is clear from the proposals, they will not, no harm would arise as metal railings are already visible throughout the conservation area.
- 7.4 Even if some harm could be judged to result from the introduction of metal railings this would be negligible and wholly outweighed by the very significant enhancements provided to the overall appearance of the property resulting from the other elements of the front and rear boundary treatments proposed.
- 7.5 The proposals are therefore appropriate in terms of enhancing the existing building, and this part of the Elsworthy Conservation Area. They are compliant with national, strategic and local policy and there are no reasonable grounds to resist the amendments to Condition 2 of extant permission 2012/1074/P.

Appendix 1 Correspondence with LB Camden

James Jaulim

From: Grant Lock [glock@nlppanning.com]
Sent: 02 February 2012 12:44
To: connie.petrou@camden.gov.uk
Cc: Andy Paps; andrey.shachkov@sj-realestate.co.uk
Subject: 2011/5089/P - No. 62 Elsworthy Road -Revised Drawings [NLP.FID180941]
Attachments: 1118_00_106 A Proposed Roof Plan.pdf; 1118_00_103 C Proposed ground floor.pdf;
 1118_00_200 A Proposed Front elevation.pdf; 1118_00_201_A Proposed West Elevation.pdf;
 1118_00_202_ A Proposed Rear Elevation.pdf; 1118_00_203_A East Elevation.pdf;
 1118_01_100 Proposed Gates.pdf

Dear Ms. Petrou,

Following our telephone conversation earlier this week in relation to application 2011/5089/P at No. 62 Elsworthy Road. We are acting as planning consultant for St. James's Real Estate Holdings and our client would like to revise the design of the boundary treatment proposed through the submission of amended drawings.

The drawings for formal substitution (attached) are as follows:

- Drawing 1118-00-106 Rev. A - Proposed Roof Plan replaces drawing 1118-00-106 - Proposed Roof Plan;
- Drawing 1118-00-103 Rev. C - Proposed Ground Floor Plan replaces drawing 1118-00-103 Rev. B - Proposed Ground Floor Plan;
- Drawing 1118-00-200 Rev. A - Proposed Front Elevation replaces drawing 1118-00-200 - Proposed Front Elevation;
- Drawing 1118-00-201 Rev. A - Proposed West Elevation replaces drawing 1118-00-201 - Proposed West Elevation;
- Drawing 1118-00-202 Rev. A - Proposed Rear Elevation replaces drawing 1118-00-202 - Proposed Rear Elevation;
- Drawing 1118-00-203 Rev. A - Proposed East Elevation boundary wall replaces drawing 1118-00-203 Proposed East Elevation; and,
- Drawing 1118-00-100 - Proposed Main Entrance and Vehicular Access is a new additional drawing.

Please let me know if you require paper copies or whether the attached electronic versions are acceptable.

As you will see from the attached revisions the altered design incorporates a traditional front boundary treatment characteristic of the area comprising a hedge along the majority of the property frontage. This is complimented by the retention and restoration of the existing original pedestrian gate posts, with the addition of an arts and crafts style timber and metal gate. A matching set of vehicle gates and gateposts in a traditional arts and crafts design are also proposed to the frontage. A low wall providing a footing for painted metal railings is located to the rear of the hedge to provide additional security to the front boundary. These railing have been located behind the proposed hedge to be visually unobtrusive, and to preserve the overall traditional appearance of the boundary treatment from the street and views along Elsworthy Road.

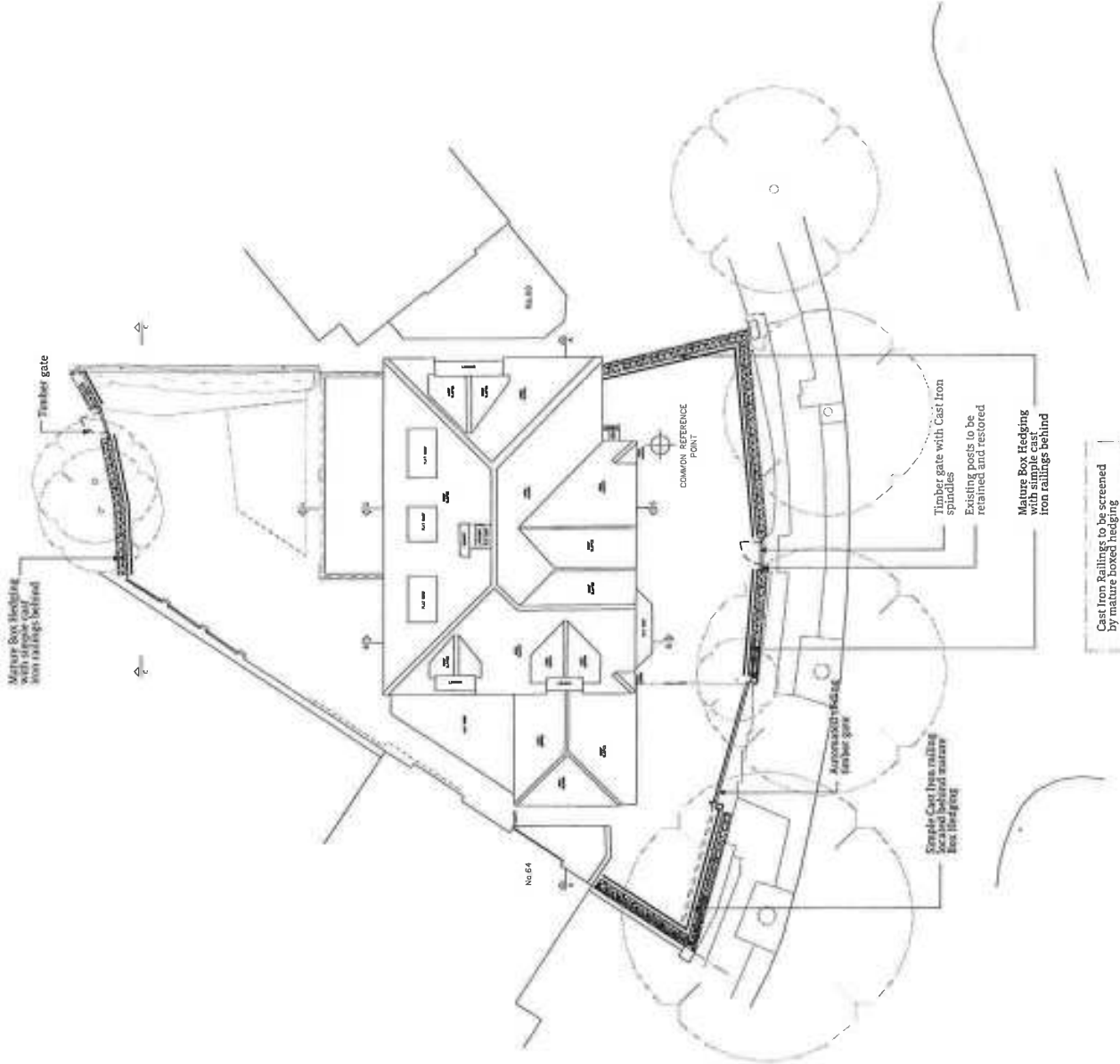
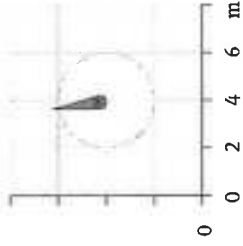
The revised proposals represent a sensitively designed and traditional arts and crafts style boundary treatment that will enhance the property frontage and the character and appearance of the Conservation Area in line with the aims of the adopted conservation area appraisal and management plan. We consider that the revisions should overcome the design and conservation concerns raised by Officers in relation to the previously proposed design, and would ask that you accept these revised drawings and approve the application.

If you would like to discuss any aspect of this substitution, please do not hesitate to contact me directly by email or on 0207-812-3590.

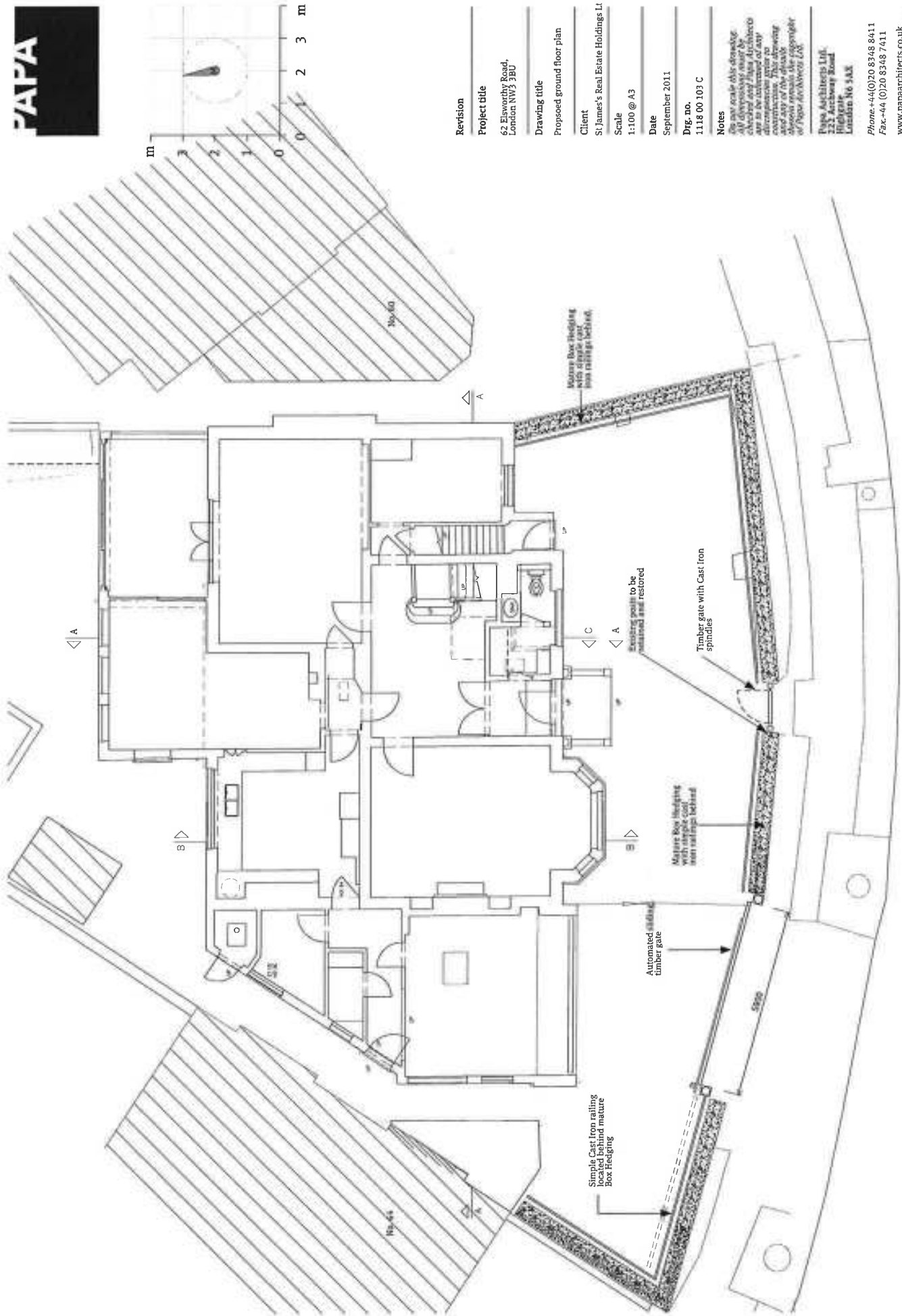
Kind Regards,

Grant.

18/05/2012



Revision	
Project title	181 Walm Lane London NW2 3AY
Drawing title	Proposed Roof Plan
Client	Alex Johnstone Sharon Cunningham
Scale	1:200 @ A3
Date	September 2011
Drg. no.	1118 00 106 A
Notes	<p>As per scale site drawing. All dimensions must be checked and PAPA Architects shall not be responsible for any discrepancies between the drawing and the site. and any of the above dimensions shall be the responsibility of PAPA Architects Ltd.</p>
	<p>PAPA Architects Ltd 222 Archway Road Highgate London N6 5AX</p> <p>Phone +44(0)20 8348 8411 Fax +44 (0)20 8348 7411 www.papaarchitects.co.uk</p>



Revision

Project title

62 Elsworth Road,
London NW3 3BU

Drawing title

Proposed ground floor plan

Client

St James's Real Estate Holdings Ltd

Scale

1:100 @ A3

Date

September 2011

Dwg. no.

1118 00 103 C

Notes

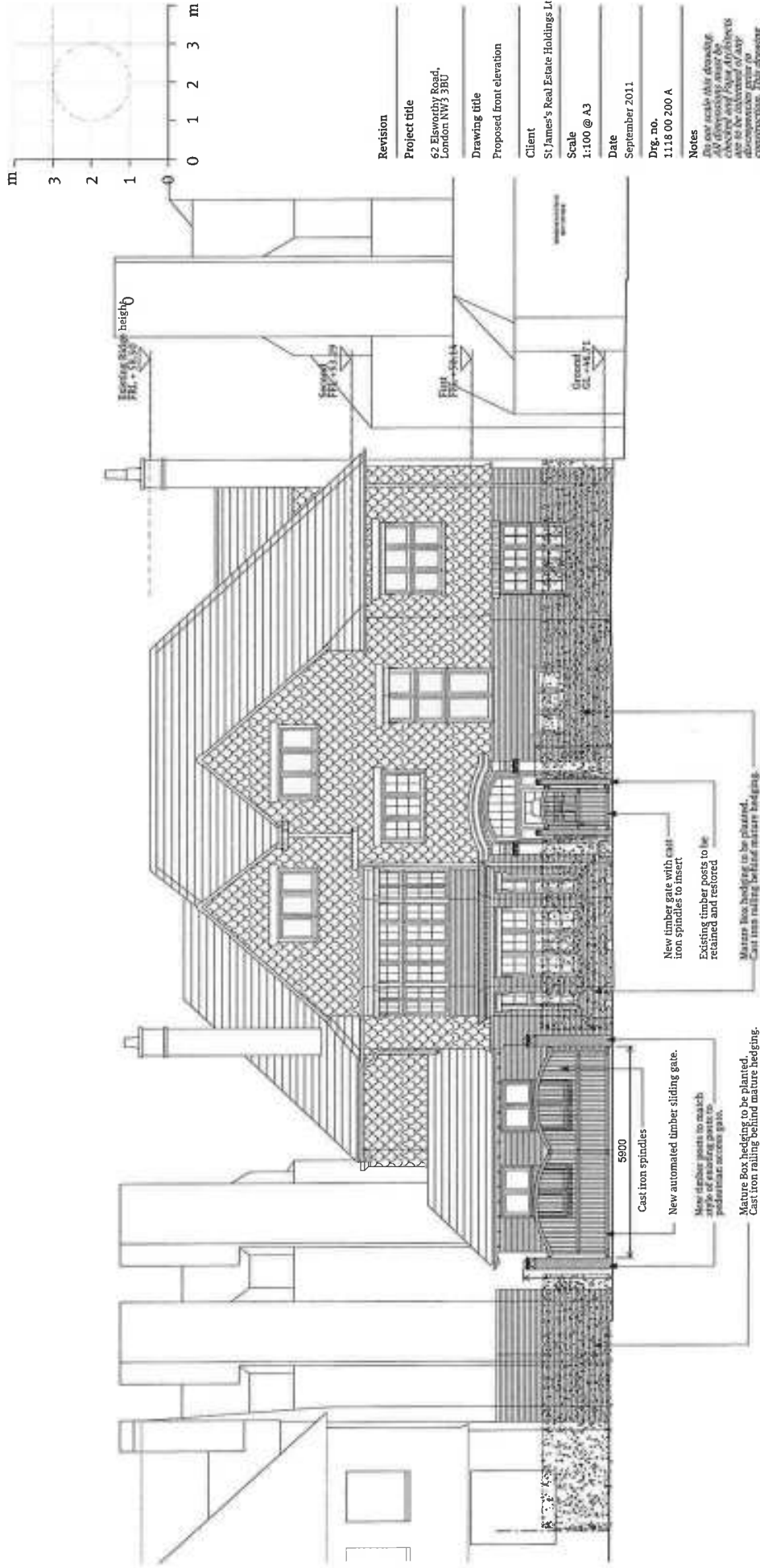
The not scale this drawing.
All dimensions must be
checked and final dimensions
must be agreed with the client
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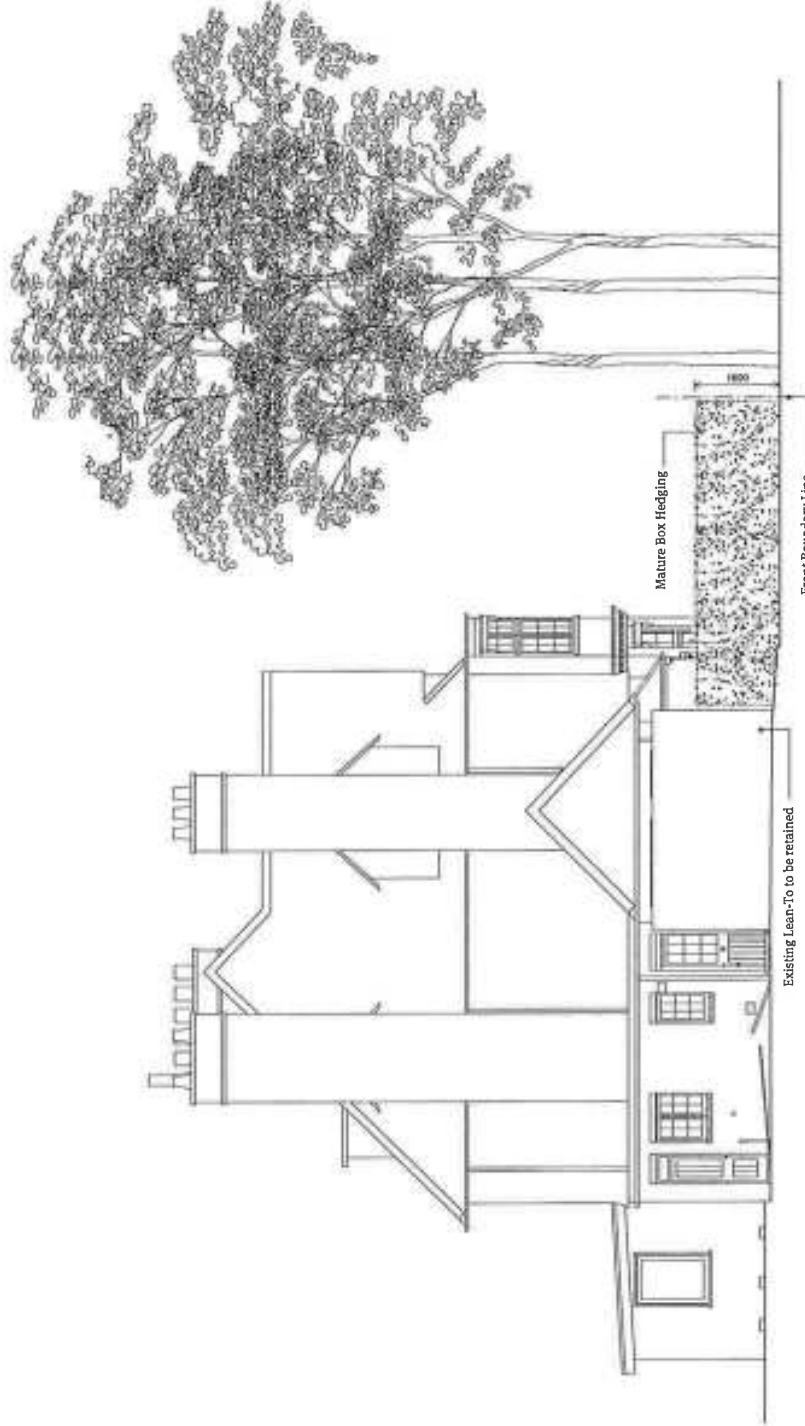
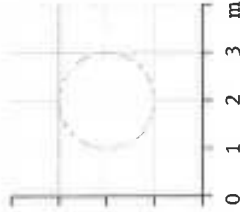
Phone: +44 (0)20 8348 8411

Fax: +44 (0)20 8348 7411

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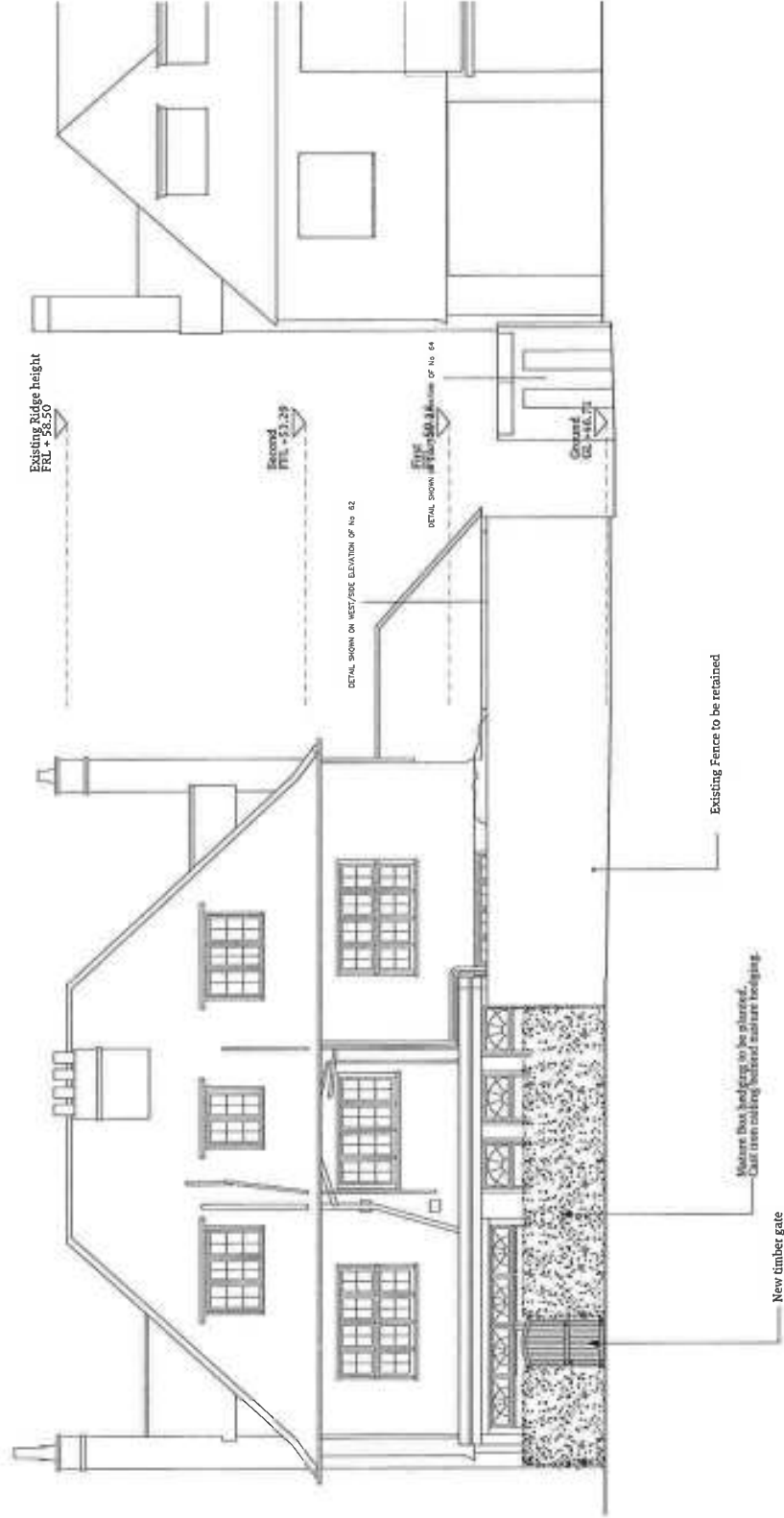
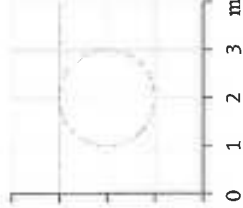
NB : Cast iron railings to be obscured by mature hedging.



Cast Iron Railings to be screened
by Mature Box Hedging

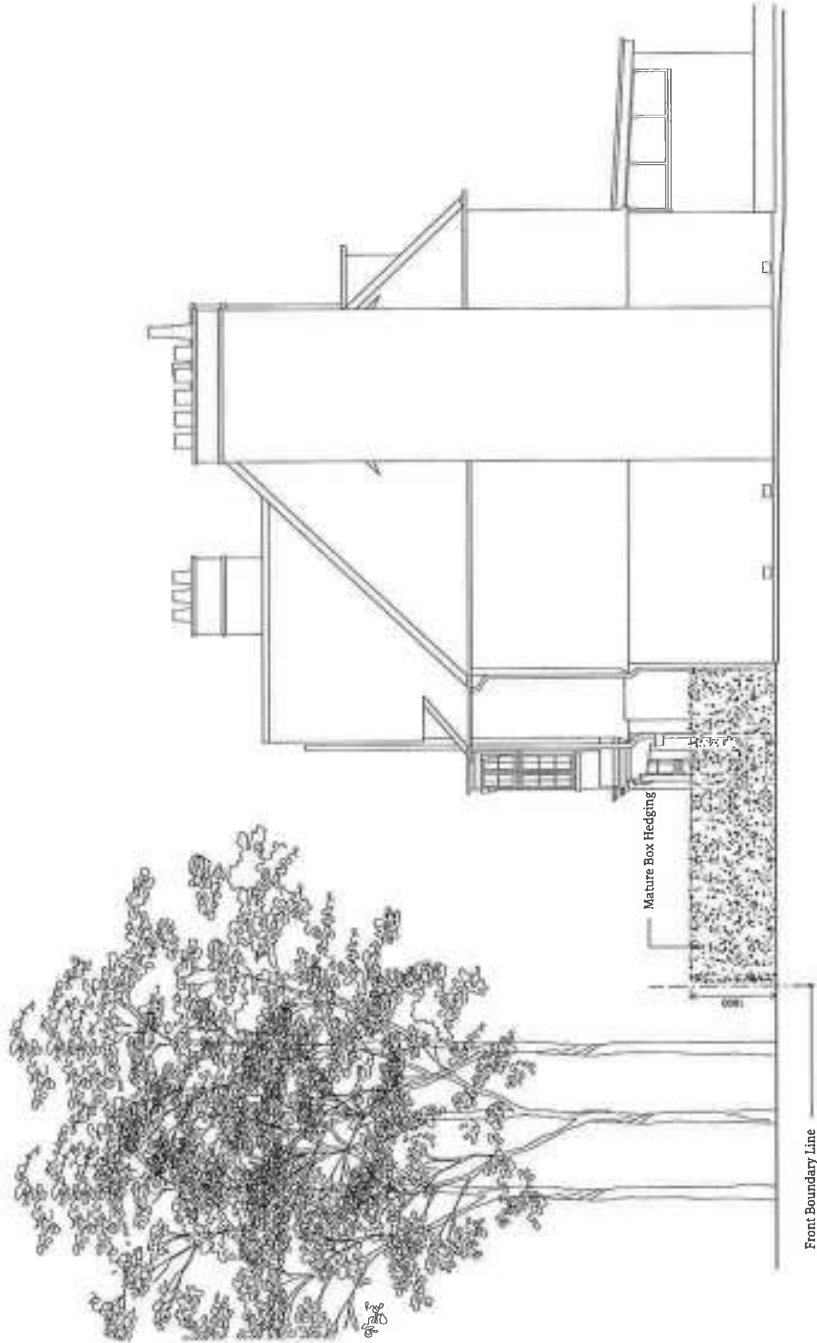
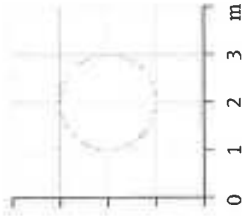
Revision	
Project title	62 Elsworth Road, London NW3 3BU
Drawing title	Proposed West Elevation
Client	St James's Real Estate Holdings Ltd
Scale	1:100 @ A3
Date	09/12/2011
Dwg. no.	1118 00 201 A
Notes	Do not scale this drawing. All dimensions must be checked and PAPA Architects shall not be responsible for any discrepancies. This drawing and any of its details shall be used for the benefit of PAPA Architects Ltd.
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NB : Cast iron railings to be obscured by mature hedging.

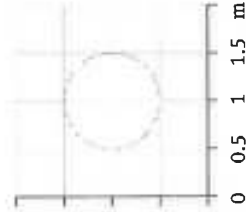
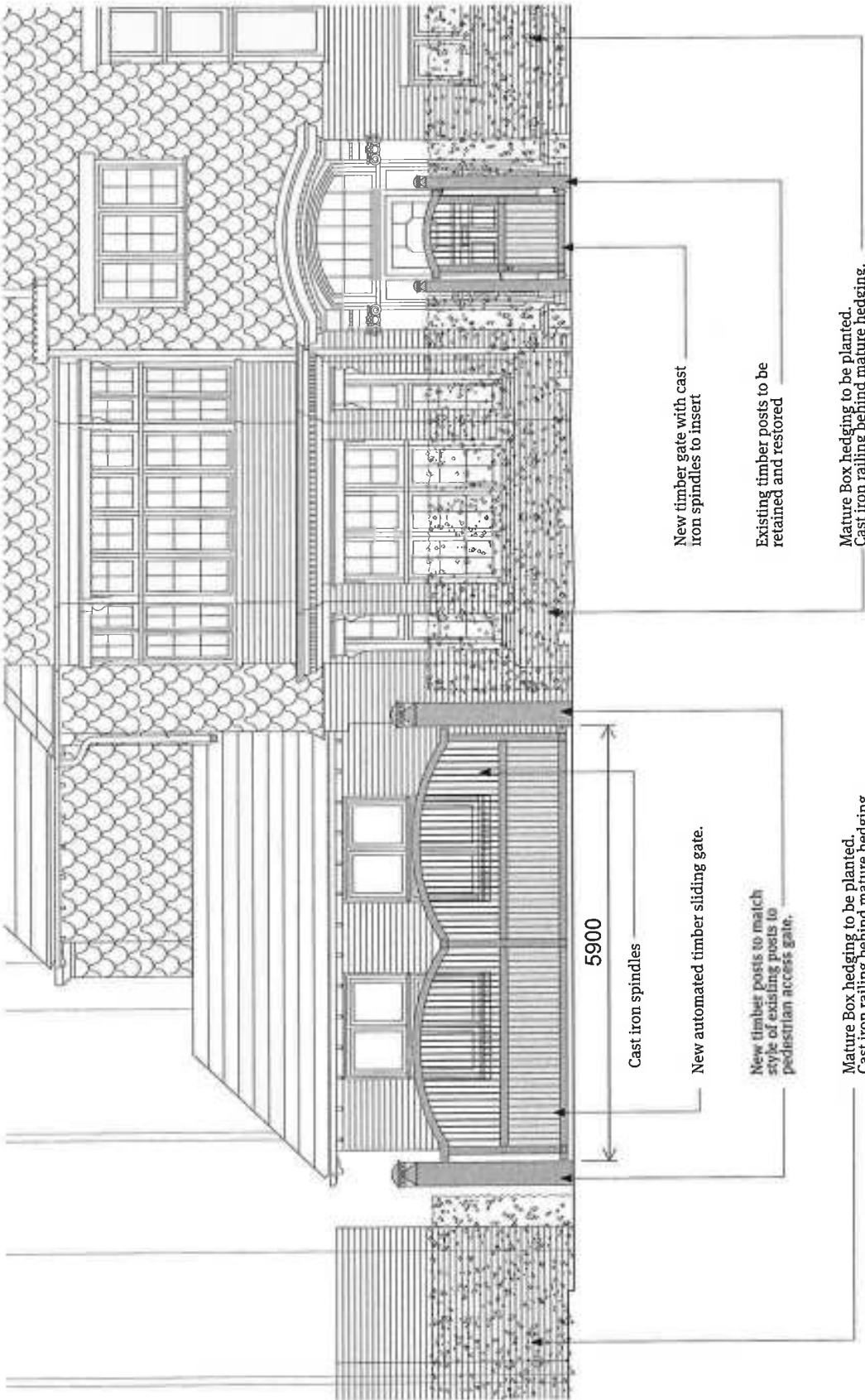
Revision	
Project title	62 Elsworth Road, London NW3 3BU
Drawing title	Proposed Rear Elevation
Client	St James's Real Estate Holdings Lt
Scale	1:100 @ A3
Date	September 2011
Dwg. no.	1118 00 202 A
Notes	<p>Do not scale this drawing.</p> <p>All dimensions must be checked and Papa Architects must be notified of any discrepancies prior to construction. This drawing and any other details and any other details must be approved by Papa Architects Ltd.</p>
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Revision	
Project title	62 Elsworth Road, London NW3 3BU
Drawing title	Proposed East Elevation Boundary Wall
Client	St James's Real Estate Holdings Lt
Scale	1:100 @ A3
Date	January 2012
Drg. no.	1118 00 203 A
Notes	Do not scale this drawing. All dimensions must be checked and agreed before construction. This drawing and any or new details must be approved in writing by PAPA Architects Ltd.
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Cast Iron Railings to be screened
by Mature Boxed Hedging



Revision	
Project title	62 Elsworth Road, London NW3 3BU
Drawing title	Main Entrance and Vehicular Access
Client	St James's Real Estate Holdings Ltd
Scale	1:50 @ A3
Date	January 2012
Drg. no.	1118 01 100
Notes	Do not scale this drawing. All drawings must be checked and approved by PAPA Architects before being used for any construction. This drawing and any of the details shown are the property of PAPA Architects Ltd.
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Phone	+44(0)20 8348 8411
Fax	+44 (0)20 8348 7411
www.papaarchitects.co.uk	

NB : Cast iron railings to be obscured by mature hedging.

Grant Lock

Subject: FW: 2011/5089/P - No. 62 Elsworth Road -Revised Drawings [NLP.FID180941]

From: Grant Lock [mailto:glock@nlppanning.com]

Sent: 03 February 2012 12:46

To: connie.petrou@camden.gov.uk

Cc: Andy Paps; andrey.shachkov@sj-realestate.co.uk

Subject: RE: 2011/5089/P - No. 62 Elsworth Road -Revised Drawings [NLP.FID180941]

Dear Ms. Petrou,

Apologies to follow up so soon, but I understand that the application is to be determined on Monday.

Are the Council able to accept the revised drawings that we submitted electronically yesterday, and determine the application on this basis. It would be most agreeable for all parties if the revisions are acceptable to have a successful outcome to the application without a need to re-apply.

We would be grateful if you could advise on the Council's position as a matter of some urgency.

Kind Regards,

Grant.

Grant Lock

Planner


Nathaniel Lichfield & Partners, 14 Regent's Wharf, All Saints Street, London N1 9RL

T 020 7837 4477 / E glock@nlppanning.com

nlppanning.com

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Nathaniel Lichfield & Partners Limited is registered in England, no. 2778116. Our registered office is at 14 Regent's Wharf, All Saints Street, London N1 9RL.

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Grant Lock

Subject: 2011/5089/P - No. 62 Elsworthy Road -Revised Drawings [NLP.FID180941]

From: Petrou, Connie [mailto:Connie.Petrou@camden.gov.uk]

Sent: 03 February 2012 16:08

To: Grant Lock

Subject: RE: 2011/5089/P - No. 62 Elsworthy Road -Revised Drawings [NLP.FID180941]

Hi Grant,

Unfortunately, neither the conservation officer or my manager are in today so I will need to discuss this on Monday.

Thanks

Connie Petrou

Planning Officer

Development Management, Regeneration and planning

Culture and environment directorate, London Borough of Camden

Town Hall extension, Argyle Street, London WC1H 8EQ

Tel.: 0207 974 5117

Fax: 0207 974 1680

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Grant Lock

Subject: FW: 2011/5089/P - No. 62 Elsworthy Road -Revised Drawings [NLP.FID180941]
From: Grant Lock [mailto:glock@nlppanning.com]
Sent: 03 February 2012 16:31
To: Petrou, Connie
Cc: andrey.shachkov@sj-realestate.co.uk; Andy Paps
Subject: RE: 2011/5089/P - No. 62 Elsworthy Road -Revised Drawings [NLP.FID180941]

Dear Ms. Petrou,

Monday will be fine. If the Council are content to allow the application to pass its target determination date, our client would rather accept a short re-consultation period on the revised drawings within the current application determination than to have to reapply for permission with a proposal along the lines of the revisions submitted which would take another full 8 weeks.

Without prejudice to whether the Council decide to accept the revised drawings within the current determination, do you think that the revised design proposed overcomes the policy objections raised which would have led to a refusal of the original scheme?

We would appreciate any guidance you may have on the revisions submitted in terms of design details or other matters.

Kind Regards,


Grant.

**Grant Lock
Planner**

Nathaniel Lichfield & Partners, 14 Regent's Wharf, All Saints Street, London N1 9RL
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21/05/2012

James Jaulim

Subject: RE: 2011/5089/P - No. 62 Elsworthy Road -Revised Drawings [NLP.FID180941]

From: Petrou, Connie [mailto:Connie.Petrou@camden.gov.uk]

Sent: 06 February 2012 12:26

To: Grant Lock

Cc: andrey.shachkov@sj-realestate.co.uk; Andy Paps

Subject: RE: 2011/5089/P - No. 62 Elsworthy Road -Revised Drawings [NLP.FID180941]

Dear Mr Lock,

I have spoken to my manager about the amended scheme which is considered to have moved in the right direction. One of the comments was that the driveway gates are slightly too ornate and should perhaps be of a simpler design. I am happy to receive a revised drawing with regard to this.

As discussed we have had a couple of objections, one of which is from the Conservation Area Advisory Committee (CAAC). Given that the proposal has changed so significantly from the original scheme my manager would want to give neighbours and the CAAC an opportunity to comment on the new proposal.

On this basis I would advise that the current application is withdrawn and that your resubmit based on the revised drawings you sent me last week.

I will need to write up my report by 3pm today so if you would like this application withdrawn I will need confirmation before 2pm.

I trust this is clear.

Thanks

Regards

Connie Petrou
Planning Officer
Development Management, Regeneration and planning
Culture and environment directorate, London Borough of Camden
Town Hall extension, Argyle Street, London WC1H 8EQ
Tel.: 0207 974 5117
Fax: 0207 974 1680
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James Jaulim

Subject: RE: 2011/5089/P - No. 62 Elsworthy Road -Revised Drawings [NLP.FID180941]

From: Grant Lock [mailto:glock@nlpplanning.com]

Sent: 06 February 2012 12:50

To: Petrou, Connie

Cc: andrey.shachkov@sj-realestate.co.uk; Andy Paps

Subject: RE: 2011/5089/P - No. 62 Elsworthy Road -Revised Drawings [NLP.FID180941]

Dear Ms. Petrou,

Many thanks for your email and the positive comments. We have discussed the matter with our client and they are content to withdraw the proposals (Ref. 2011/5089/P) and resubmit in a revised format. Please take this email as a formal request for withdrawal of the application.

Any further guidance you can give on the design of vehicle gates the Council would support would be helpful, presumably we can submit a revised drawing to you and your colleagues in advance of a formal resubmission to ensure it meets your requirements?

Kind Regards,

Grant.

**Grant Lock
Planner**


Nathaniel Lichfield & Partners, 14 Regent's Wharf, All Saints Street, London N1 9RL

T 020 7837 4477 / E glock@nlpplanning.com

nlpplanning.com

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Grant Lock

Subject: FW: 2011/5089/P - No. 62 Elsworthy Road -Revised Drawings [NLP.FID180941]

From: Petrou, Connie [mailto:Connie.Petrou@camden.gov.uk]

Sent: 06 February 2012 13:04

To: Grant Lock

Cc: andrey.shachkov@sj-realestate.co.uk; Andy Paps

Subject: RE: 2011/5089/P - No. 62 Elsworthy Road -Revised Drawings [NLP.FID180941]

Dear Mr Lock,

Thank you for your email.

The conservation officer who has looked at this with me is back in the office tomorrow. I will see if she can add anything more with regard to the design. Yes please send any proposals through to me before resubmission.

Regards

Connie Petrou

Planning Officer

Development Management, Regeneration and planning

Culture and environment directorate, London Borough of Camden

Town Hall extension, Argyle Street, London WC1H 8EQ

Tel.: 0207 974 5117

Fax: 0207 974 1680

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James Jaulim

From: Grant Lock [glock@nlplanning.com]
Sent: 06 February 2012 16:35
To: Petrou, Connie
Subject: No. 62 Elsworthy Road - Revised Drawings Gate Design [NLP.FID180941]
Attachments: 1118_00_200_B Proposed Front elevation.pdf; 1118_01_100_A Proposed Gates.pdf; No. 11.JPG

Dear Ms. Petrou,

Please find attached two draft revised drawings which simplify the design of the proposed vehicle access gate at No. 62 Elsworthy Road.

As per our previous exchange of emails, we would request that you discuss the revised design with the Conservation and Design Officer tomorrow for comments, as our client would like to resubmit a revised application at the earliest opportunity.

The architects have removed the double bow top from the gate replacing this with a flat wooden top and removed the upper part of the central vertical post within the gate. The vehicle gate posts remain unaltered and match the design of the smaller pedestrian gateposts as is the precedent within other parts of the Conservation Area (notably No. 11 Wadham Gardens - photo attached).

Many thanks, and kind regards,

Grant.


**Grant Lock
Planner**

Nathaniel Lichfield & Partners, 14 Regent's Wharf, All Saints Street, London N1 9RL
T 020 7837 4477 / E glock@nlplanning.com

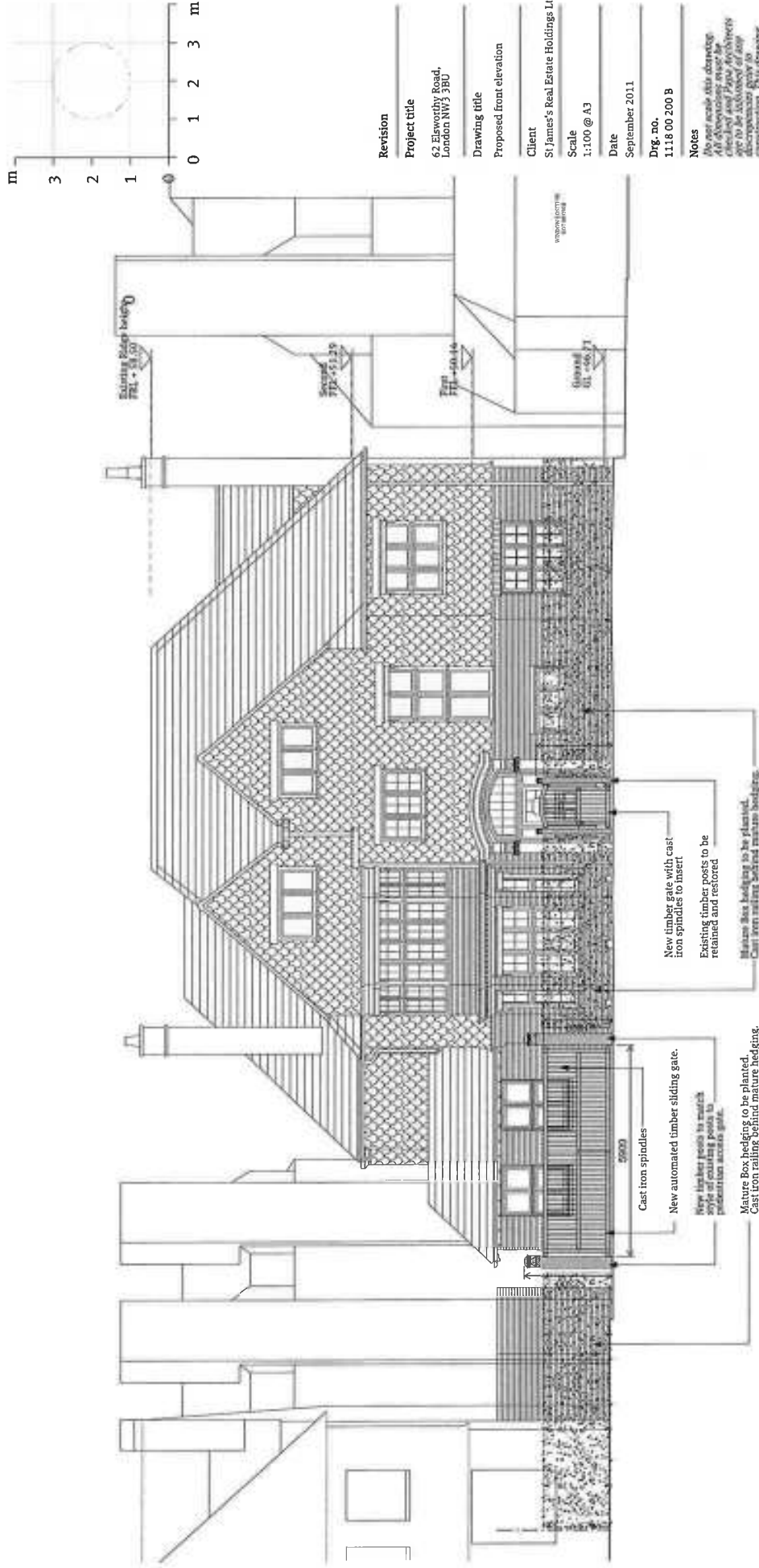
nlplanning.com  



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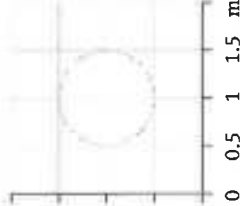
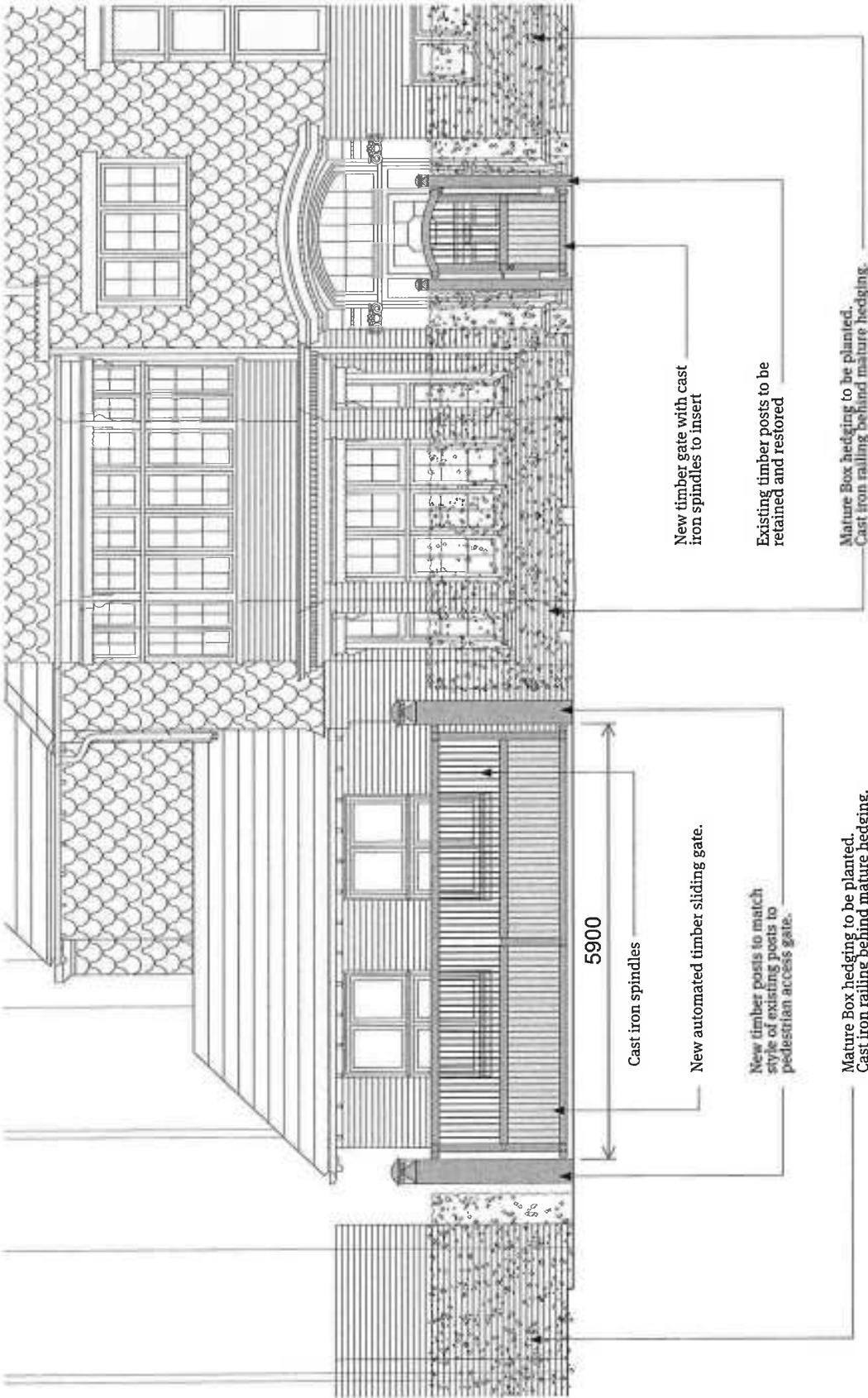
18/05/2012



NB : Cast iron railings to be obscured by mature hedging.

Revision	
Project title	62 Elsworth Road, London NW3 3BU
Drawing title	Proposed front elevation
Client	St James's Real Estate Holdings Lt
Scale	1:100 @ A3
Date	September 2011
Drg. no.	1118 00 200 B
Notes	No net scale after plotting. All dimensions must be checked and PAPA Architects must be notified of any discrepancies prior to construction. This drawing and any of the details thereon must be the copyright of PAPA Architects Ltd.
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Phone: +44(0)20 8348 8411
Fax: +44 (0)20 8348 7411
www.papaarchitects.co.uk



Revision	
Project title	62 Elsworth Road, London NW3 3BU
Drawing title	Main Entrance and Vehicular Access
Client	St James's Real Estate Holdings Ltd
Scale	1:50 @ A3
Date	January 2012
Dwg. no.	1118 01 100 A
Notes	Do not scale this drawing. All dimensions must be checked on site. Any discrepancies must be reported to the architect immediately. This drawing and any of the details thereon are the copyright of Papa Architects Ltd.
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Fax	+44 (0)20 8348 7411
www.papaarchitects.co.uk	

NB : Cast iron railings to be obscured by mature hedging.



Grant Lock

Subject: FW: No. 62 Elsworthy Road - Revised Drawings Gate Design [NLP.FID180941]

From: Grant Lock [mailto:glock@nlppanning.com]

Sent: 08 February 2012 10:38

To: Petrou, Connie

Subject: RE: No. 62 Elsworthy Road - Revised Drawings Gate Design [NLP.FID180941]

Dear Ms. Petrou,

Did your colleague in conservation have anything to add on the revisions to the design for the boundary treatment?

Best.

Grant.

Grant Lock

Planner


Nathaniel Lichfield & Partners, 14 Regent's Wharf, All Saints Street, London N1 9RL

T 020 7837 4477 / E glock@nlppanning.com

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Grant Lock

Subject: FW: No. 62 Elsworthy Road - Revised Drawings Gate Design [NLP.FID180941]

From: Petrou, Connie [mailto:Connie.Petrou@camden.gov.uk]

Sent: 08 February 2012 10:44

To: Grant Lock

Subject: RE: No. 62 Elsworthy Road - Revised Drawings Gate Design [NLP.FID180941]

Will speak to her today.

Grant Lock

Subject: FW: No. 62 Elsworthy Road - Revised Drawings Gate Design [NLP.FID180941]

From: Grant Lock [mailto:glock@nlppanning.com]

Sent: 08 February 2012 11:53

To: Petrou, Connie

Subject: RE: No. 62 Elsworthy Road - Revised Drawings Gate Design [NLP.FID180941]

Many thanks.

Would it also be possible to have the name and contact details of the local amenity society that covers this Conservation Area.

Best.


Grant.

**Grant Lock
Planner**

Nathaniel Lichfield & Partners, 14 Regent's Wharf, All Saints Street, London N1 9RL
T 020 7837 4477 / E glock@nlppanning.com

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Grant Lock

Subject: FW: No. 62 Elsworthy Road - Revised Drawings Gate Design [NLP.FID180941]

From: Petrou, Connie [mailto:Connie.Petrou@camden.gov.uk]

Sent: 08 February 2012 16:50

To: Grant Lock

Subject: RE: No. 62 Elsworthy Road - Revised Drawings Gate Design [NLP.FID180941]

Elsworthy CAAC

c/o 10A Elizabeth Mews
London
NW3 4TL

BCAAC@belsizeconservation.org.

These are the contact details as far as I know

James Jaulim

Subject: RE: No. 62 Elsworthy Road - Revised Drawings Gate Design [NLP.FID180941]

From: Petrou, Connie [mailto:Connie.Petrou@camden.gov.uk]

Sent: 10 February 2012 11:41

To: Grant Lock

Subject: RE: No. 62 Elsworthy Road - Revised Drawings Gate Design [NLP.FID180941]

Dear Grant

I have run the revised drawings past Tina Garrat our conservation officer and she considers the revised gates to be more in keeping with the style of property and conservation area. A couple of detailed design points:

- 1) can the gate be designed to have to doors that open inwards?
- 2) If this is not feasible due to a lack of space can the gate at least be designed to look as if they are two separate gates?

With regard to the hedging I have spoken to one of our tree officers, Alex Hutson, and he has requested the following information be submitted with the resubmission:

Details should include species of plants, size which they will be planted at, planting plan and maintenance details to ensure long term viability. The planting plan should identify how many are to be planted ie 5 per metre, double staggered etc..

I trust this is acceptable and any support you can receive from the CAAC with regard to the application will also be viewed favourably.

Kind Regards

Connie

Grant Lock

Subject: No. 62 Elsworthy Road - Revised Drawings Gate Design [NLP.FID180941]
Attachments: 1118_00_200 C Proposed Front elevation.pdf; 1118_01_100_B Proposed Gates.pdf

From: Grant Lock [mailto:glock@nlppanning.com]
Sent: 10 February 2012 16:07
To: Petrou, Connie
Subject: RE: No. 62 Elsworthy Road - Revised Drawings Gate Design [NLP.FID180941]

Dear Ms. Petrou,

Please find attached some revised drawings reflecting you earlier comments.

As suspected, the space within the garden does not allow a two piece gate that would open inwards and still allow space for parking and the operation of the gates. As such, the sliding gate mechanism illustrated is required. The architect has however redesigned this in the most simplistic way possible to make it appear like a two piece gate and we trust this will be an acceptable compromise.

Our client is sourcing a landscaping consultant to provide the details requested by Mr Hutson.

Assuming you and your colleagues have no further comments to add in relation to the designs attached, we would seek to submit an new application for planning permission on this basis.

Kind Regards,


Grant.

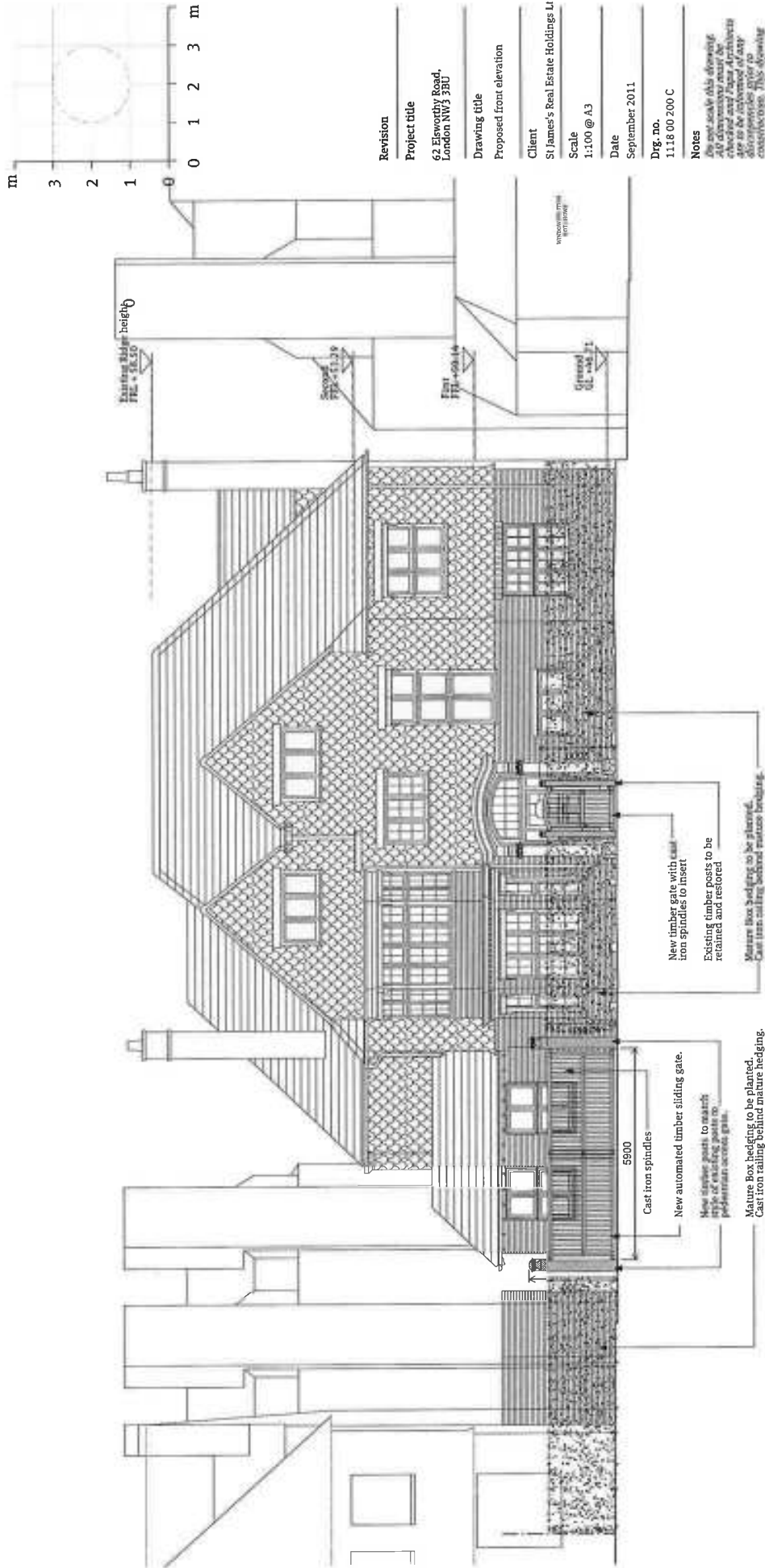
**Grant Lock
Planner**

Nathaniel Lichfield & Partners, 14 Regent's Wharf, All Saints Street, London N1 9RL
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NB : Cast iron railings to be obscured by mature hedging.

Revision	
Project title	62 Elsworth Road, London NW3 3BU
Drawing title	Proposed front elevation
Client	St James's Real Estate Holdings Lt
Scale	1:100 @ A3
Date	September 2011
Drg. no.	1118 00 200 C
Notes	Do not scale this drawing. All dimensions must be checked and Papa Architects shall not be responsible for any errors or omissions prior to construction. This drawing and any of the details must remain the copyright of Papa Architects Ltd.
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Fax: +44 (0)20 8348 7411	
www.papaarchitects.co.uk	

Grant Lock

From: Grant Lock
Sent: 22 February 2012 16:49
To: 'Petrou, Connie'
Subject: No. 62 Elsworthy Road - boundary treatments application - PP-01827715 [NLP.FID180941]
Follow Up Flag: Follow up
Flag Status: Green
Categories: Filed To Worksite
Attachments: 62 Elsworthy Road DAHS.pdf; 62 Elsworthy Road_Existing Drawings.pdf; 62 Elsworthy Road_Proposed Drawings.pdf; 62 Elsworthy Road Cover Letter.pdf; 63 Elsworthy Road Form.pdf; 1118_98_001_Site Plan.pdf; 1118_98_002_Block Plan.pdf; Cheque.pdf

Dear Ms. Petrou,

We have just submitted a revised version of the No. 62 Elsworthy Road boundary treatments application via the planning portal (Ref. PP-01827715) so the information should come through to the Council tomorrow. I have attached a full set of the application drawings and documents in pdf form for your attention for the design as agreed with you and your colleague from conservation and design as I presume you will be the case officer for this application too.

I am still waiting to receive the details of the precise planting arrangements for the replacement hedge from the landscape consultant, but we will provide these details during the determination. They could be secured by condition if necessary so shouldn't represent a barrier to the application being validated.

I will send them through as soon as I have receipt of them.

If you have any queries or want hard copies of anything, please do not hesitate to let me know.

Kind Regards,

Grant.

Grant Lock
Planner

Nathaniel Lichfield & Partners, 14 Regent's Wharf, All Saints Street, London N1 9RL
 T 020 7837 4477 / E glock@nlplanning.com

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Ms. Connie Petrou
Regeneration and Planning
6th Floor
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

14 Regent's Wharf
All Saints Street
London N1 9RL

020 7837 4477
london@nlplanning.com
nlplanning.com

Date 22 February 2012
Our ref 12998/DG/GL/2181811v1
Your ref Formerly - 2011/5089/P

Dear Ms Petrou,

**London Borough of Camden: Elsworthy Conservation Area - No. 62 Elsworthy Road,
London, NW3 3BU**

On behalf of our client, *St. James's Real Estate Holdings Ltd*, we write to submit an application for planning permission for new boundary treatments to the front and rear of No. 62 Elsworthy Road.

Application Submission

The planning application, submitted via the planning portal (Ref: PP-01827715) comprises the following documentation:

- Completed application forms and certificates;
- Design, Access and Heritage Statement; and,
- Submitted Plans and Drawings (see Schedule at Appendix 1 of this letter).

Planning permission is required for the boundary treatment as they front onto a highway and exceed 1 metre in height.

Application Fee

A cheque made payable to the London Borough of Camden for the relevant application fee of £150 for the alteration, enlargement or improvement of an existing dwelling house accompanies this submission.

Design Rationale in relation to Local Policy/Precedent

The acceptability of the form of development proposed by this submission, particularly the design rationale for the proposed front and rear boundary treatments have been discussed in detail with design and conservation officers and are based on a detailed understanding of the traditional style of boundary treatment within this section of the Conservation Area.



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The proposals retain the existing original pedestrian gateposts, reinstate a traditional design of pedestrian gate and introduce a similarly styled vehicular access gate to the western portion of the boundary. The existing overgrown hedge will be replaced with a new hedge or mature specimen backed by a metal railing on stone footings to provide additional security.

A similar design of boundary treatment with combined wooden gate, hedge and railings is proposed to the rear property boundary and replaces an unsympathetic white painted brick wall, trellis and metal gate which detract from the character and appearance of the conservation area.

The proposals are compliant with the aim of the Conservation Area Appraisal to retain and reinstate the traditional style of boundary treatments to the Willett development houses and this style of proposal has been readily accepted by the Council at other nearby properties where modern interpretations of the traditional style gates have been introduced (e.g. Nos. 5 and 11 Wadham Gardens).

Landscaping and Planting Information

Prior to submission we have discussed with Officers the provision of additional information in respect of the replacement hedging proposed to the front and rear boundaries as illustrated on the accompanying planning drawings.

A landscape consultant has been appointed to provide this information and this will be submitted to the Council for consideration during an early stage in the determination period when the finalised information on species and planting becomes available.

This information is not required for validation of this application as it could reasonably be conditioned on any permission granted.

Conclusion

By virtue of its high quality design, traditional detailing and appearance and compliance with national, strategic and local planning policy and guidance, we consider that the proposed development at No. 62 Elsworth Road is acceptable and that the application for planning permission should be granted.

We trust that the information provided in this letter is acceptable and you have all the information necessary to validate and determine this application. We will contact you shortly to confirm this. Should you have any questions during the determination period, please do not hesitate to contact either me or my colleague David Gavin at this office.

Yours sincerely

Grant Lock
Planner

cc. Mr Andrey Shachkov – St. James's Real Estate Holdings (by email).



Appendix 1 – Existing and Proposed Drawing Schedule

Drawing Title	Drawing Number
Existing Plans	
Site Plan (1:1250 @ A3)	1118_98_001
Block Plan (1:500 @ A3)	1118_98_011
Existing Ground Floor Plan (1:100 @ A3)	1118_98_101
Existing Roof Plan (1:200 @ A3)	1118_98_104
Existing Rear Elevation (1:100 @ A3)	1118_98_201
Existing East Elevation (1:100 @ A3)	1118_98_202
Existing West Elevation (1:100 @ A3)	1118_98_203
Existing Street Elevation (1:100 @ A3)	1118_98_204
Proposed Plans	
Proposed Boundary Plan (1:200 @ A3)	1118_00_110
Proposed Front Elevation (1:100 @ A3)	1118_00_200 C
Proposed West Elevation (1:100 @ A3)	1118_00_201 A
Proposed Rear Elevation (1:100 @ A3)	1118_00_202 B
Proposed East Elevation (1:100 @ A3)	1118_00_203 A
Main Entrance and Vehicular Access (1:50 @ A3)	1118_00_100 B

Planning Services
Camden Town Hall
Argyle Street
London WC1H 8EQ

Email (enquiries only): env.devcon@camden.gov.uk
Telephone : 020 7974 1911
Fax : 020 7974 5713

For office use
Date
Payee
App. No.

Fee

Householder Application for Planning Permission for works or extension to a dwelling, Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	<input type="text"/>	First name:	<input type="text"/>	Surname:	<input type="text"/>
Company name	<input type="text" value="St James's Real Estate Holdings Ltd"/>				
Street address:	<input type="text" value="C/O Agent"/>				
	<input type="text"/>				
Town/City	<input type="text"/>				
County:	<input type="text"/>				
Country:	<input type="text"/>				
Postcode:	<input type="text"/>				

	Country Code	National Number	Extension Number
Telephone number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Email address:	<input type="text" value="C/O AGENT"/>		

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Grant"/>	Surname:	<input type="text" value="Lock"/>
Company name:	<input type="text" value="NLP"/>				
Street address:	<input type="text" value="14 Regent's Wharf"/>				
	<input type="text" value="All Saints Street"/>				
Town/City	<input type="text" value="London"/>				
County:	<input type="text"/>				
Country:	<input type="text" value="United Kingdom"/>				
Postcode:	<input type="text" value="N1 9RL"/>				

	Country Code	National Number	Extension Number
Telephone number:	<input type="text"/>	<input type="text" value="02078123590"/>	<input type="text"/>
Mobile number:	<input type="text"/>	<input type="text" value="07973110130"/>	<input type="text"/>
Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Email address:	<input type="text" value="glock@nlpplanning.com"/>		

3. Description of Proposed Works

Please describe the proposed works:

Introduction of new boundary treatments to the front and rear of the property to comprise a vehicle and pedestrian access gates to the front with a combined hedge and metal railings and a pedestrian gate to the rear with a combined hedge and metal railings. Construction of front boundary wall, railings and gates. Rear Boundary wall,

Has the work already been started without planning permission?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	62	Suffix:	
House name:			
Street address:	ELSWORTHY ROAD		
Town/City:	LONDON		
County:			
Postcode:	NW3 3BU		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	527106
Northing:	183926

Description:

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

☒ Yes ☐ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

☐ Yes ☒ No

If Yes to any questions, please show details on your plans or drawings and state their reference number(s):

Please see the accompanying plans and drawings for details of the proposed new gate arrangements.

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Ms First name: Connie Surname: Petrou

Reference: N/A

Date (DD/MM/YYYY): 10/02/2012 (Must be pre-application submission)

Details of the pre-application advice received:

Email discussions were undertaken with Connie Petrou and Tina Garratt to agree a revised design of boundary treatment that would be in keeping with the character and appearance of the conservation area. Arts and Crafts style gates combined with a hedge boundary backed with a metal railing for additional security were agreed as acceptable. The vehicle gates were agreed in a one piece sliding design as there is not sufficient room to allow for a two piece gate opening inwards into the property.

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

10. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Boundary treatments - description:

Description of *existing* materials and finishes:

Front - Wooden pedestrian gate with a boundary hedge.

Rear - painted brick wall with wooden trellis insets and white painted metal gate.

Description of *proposed* materials and finishes:

Front - Wooden arts and crafts style pedestrian and vehicle access gate with a boundary hedge with metal railings on stone footings to the rear of the hedge.

Rear - Wooden arts and crafts style pedestrian gate with a boundary hedge with metal railings on stone footings to the rear of the hedge.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?



Yes



No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Please see the accompanying plans and drawings and Design and Access Statement.

12. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr

First name:

Grant

Surname:

Lock

Person role:

Agent

Declaration date:

22/02/2012



Declaration made

12. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr

First Name:

Grant

Surname:

Lock

Person role:

Agent

Declaration date:

22/02/2012



Declaration Made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date

22/02/2012

62 Elsworthy Road - Design, Access and Heritage Statement



**Nathaniel Lichfield
& Partners**

Planning. Design. Economics.

Introduction

No. 62 Elsworthy Road is a substantial three storey single family dwelling house located within the Elsworthy Conservation Area. The property forms part of a number of Willett development houses that were designed by the architect Amos Faulkner (1867-1940) and built by William Willett and Son in the period 1896 to 1911.

Background

This application follows the withdrawal of an application for a new front and rear boundary treatment at the property (planning application reference 2011/5089/P).

Following discussions with Officers it was established that the previously submitted application for replacement boundary treatment was not in keeping with the traditional style present within this section of the Conservation Area, and that following the adoption of the Elsworthy Conservation Area Appraisal the reinstatement of traditional style boundary treatments was now strongly encouraged.

As such, revised designs were discussed with both the development control and conservation and design officers at the Council, and an acceptable design in a traditional arts and crafts style was agreed. The previous application was withdrawn on 6 February 2012 and the current submission seeks permission for the revised agreed scheme with Officers.

As a result, the proposal will reinstate the original style and character of the front and rear boundary treatments of the property in a manner sympathetic to the needs of modern occupiers. The result will be a development that enhances the character and appearance of the Elsworthy Conservation Area.

Statement of Significance

The property is an unlisted building located within the Elsworthy Conservation Area. Its significance is related to its external appearance, in particular the principle façade, and the contribution it makes to the streetscene as one of a series of typical Willett development homes located within this section of the Conservation Area.

The boundary treatment has been neglected over the years, with the existing hedge overgrown and the original wooden gate has been lost. The historic introduction of a vehicular driveway has left an uncharacteristic void on the property frontage. To the rear of the property, the original boundary treatment has been lost and replaced by an unsympathetic painted brick and wooden trellis boundary treatment with a white painted metal gate. These elements detract from the appearance of the property and its contribution to the attractive group of Willett Houses backing onto the communal gardens at the heart of the development.

Proposed Development

The proposed development seeks to provide a new front and rear boundary treatment to the property which reinstates the traditional form of boundary treatment characteristic to the Conservation Area adapted to meet modern access and security needs. The proposals are explained in detail below and annotated on the submitted drawings which are listed at Appendix 1 of the application cover letter.

Amount

The extent of the alterations to the property are confined solely to the front and rear boundary treatments and seek to replace these with treatments sympathetic to the Conservation Area.

Layout

The changes to the layout of the building are illustrated in the submitted plans and limited to the replacement for the front and rear boundaries.

Scale

The scale of the building is not altered by the works and the replacement boundary treatments are of a scale in keeping with the property and other boundary treatments on the street.



Landscaping

The proposed boundary treatment works will be complemented by the inclusion of a new hedge to the front and rear of the property as illustrated on the submitted planning drawings. Additional details of the proposed hedge, species, planting arrangements and number to be planted should be controlled by condition.

Appearance

The proposed works have drawn directly on the guidance within the Elsworthy Conservation Area Appraisal and seek to reinstate a traditional style of boundary treatment to the property based on the surviving pedestrian gateposts which flank the front access gate from Elsworthy Road. The lost wooden pedestrian gate between these posts will be reinstated with a sympathetic 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. The areas between the gates and across the remainder of the boundary will be replanted with a hedge. To provide additional security a metal railing on stone footings is proposed to the rear of the hedge. This will not be visible from the public realm and will have a negligible impact on the character and appearance of the conservation area. A similar boundary treatment with wooden gate, hedge and railings is proposed to the rear boundary of the property opening onto the communal gardens. Overall, the proposed design will have a positive impact on the appearance of the property and will enhance this section of the Conservation Area.

Access

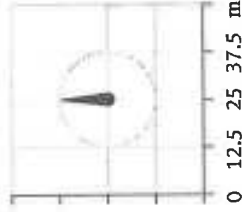
Access to the property will remain largely unchanged by the proposals, as the existing relationship of one pedestrian entrance to the rear and a pedestrian and vehicular access to the front of the property will be maintained. The only change proposed is that the vehicular access will be provided with a arts and crafts style gate (the gate will slide open to the west, rather than open in two sections due to space constraints within the site). This alteration does not give rise to any highways issues.

Structural Considerations

It is our understanding that the proposed works will have no impact on the structural stability of the building and are compatible with the extant permissions at the property.

Conclusions

The proposals external alterations to replace the front and rear boundary treatments at the property with a combined hedge and painted metal railing to the rear along with arts and crafts style wooden pedestrian and vehicular access gates inspired by the surviving original gateposts at the property and design of similar original style gates still present within the Conservation Area. The proposals are carefully detailed to respect the character and appearance of the Conservation Area and provide a traditional style boundary treatment which balances the need for additional security with the heritage value of the area. The proposals are appropriate in terms of design and access and will provide an enhancement to the building, and to this part of the Elsworthy Conservation Area. They are therefore compliant with national, strategic and local policy and we request that planning permission be granted.



Revision

Project title

62 Elsworth Road,
London NW3 3BU

Drawing title

Site Plan

Client

Scale

1:1250 @ A3

Date

September 2011

Dwg. no.

1118_98_001

Notes

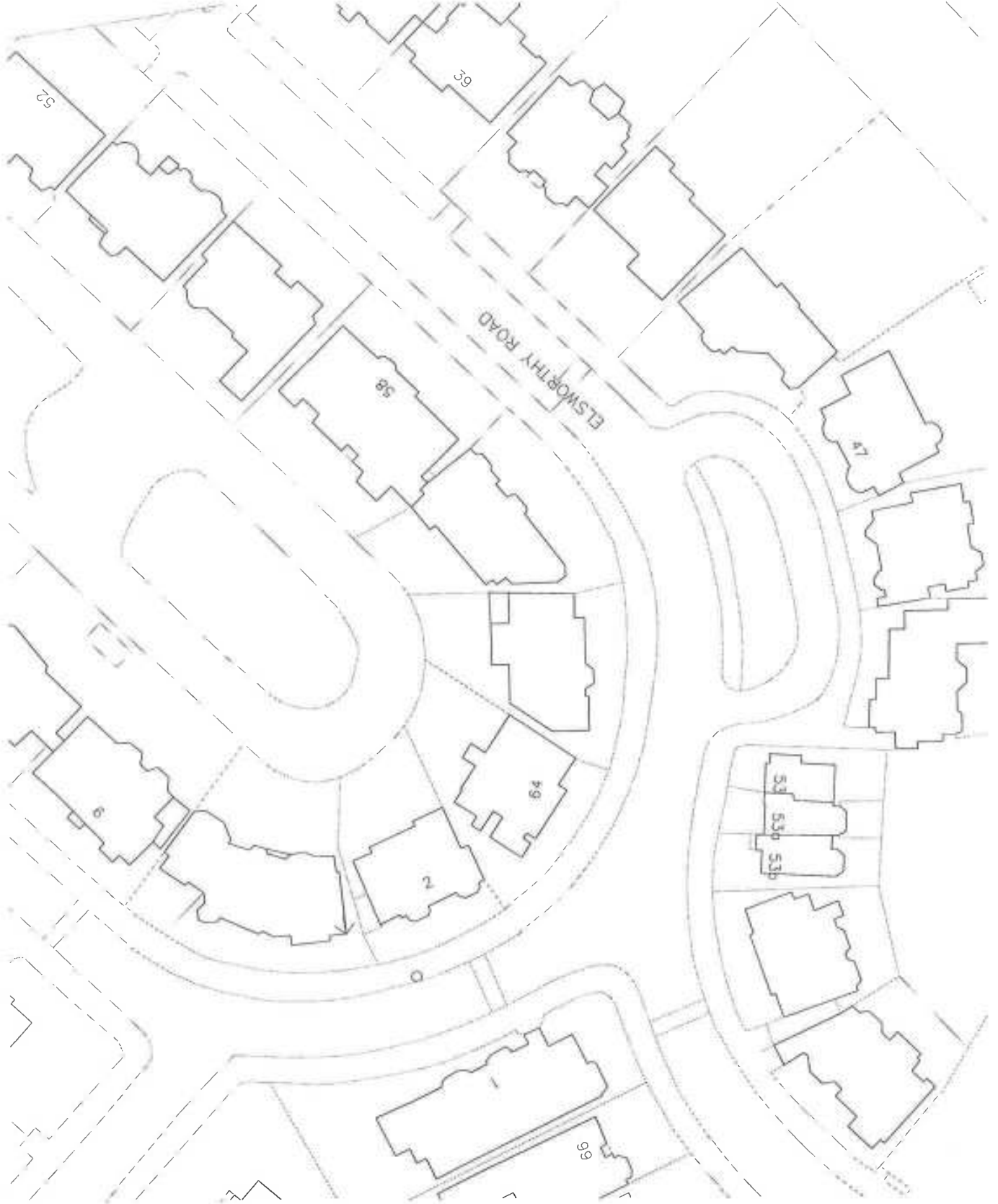
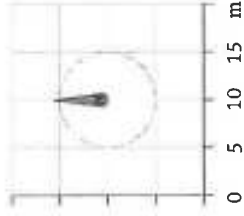
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London N6 5AX

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Fax: +44 (0)20 8348 7411

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Revision

Project title

62 Elsworthy Road,
London NW3 3BU

Drawing title

Block Plan

Client

St James's Real Estate Holdings Ltd

Scale

1:500 @ A3

Date

September 2011

Dwg. no.

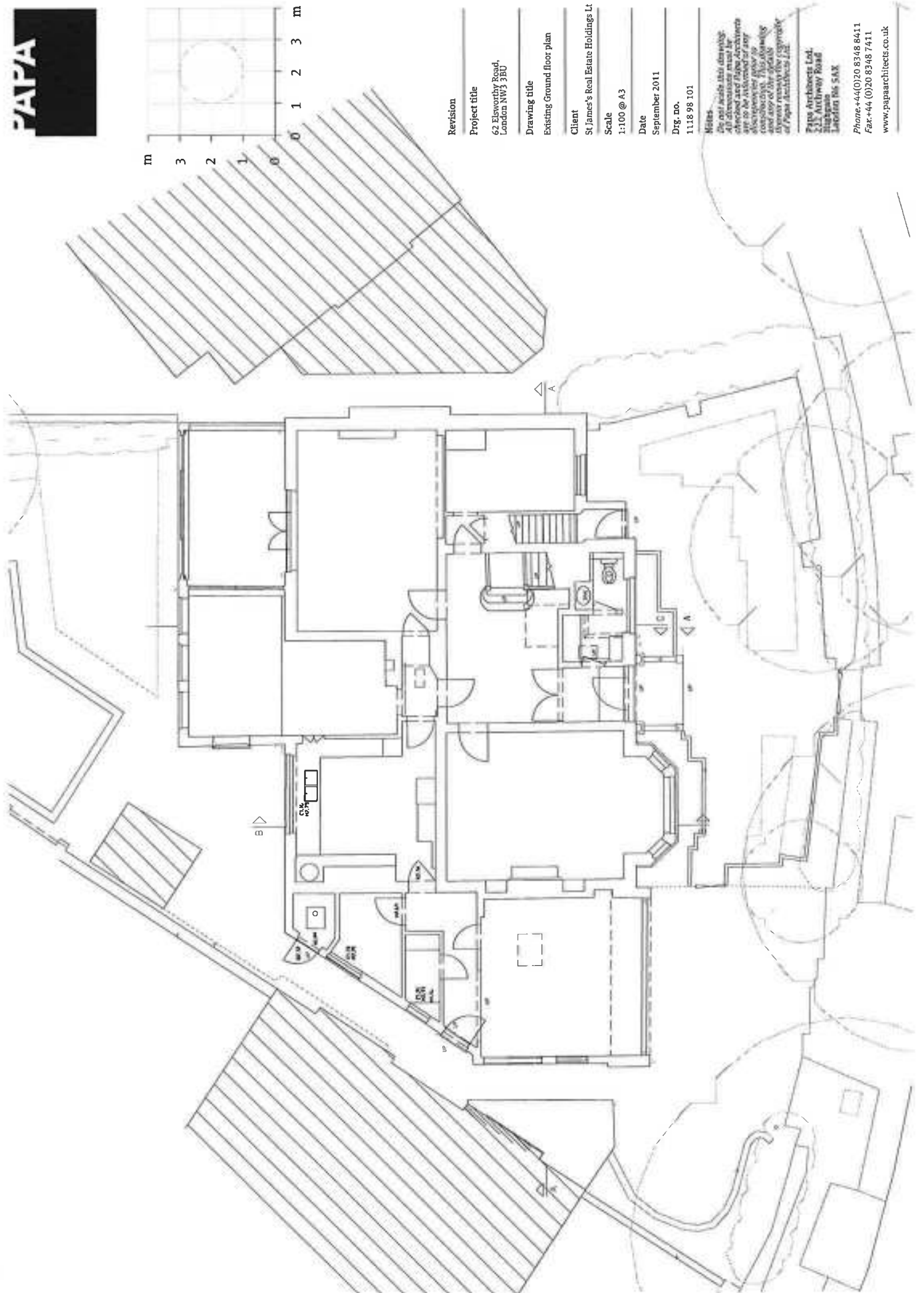
1118_98_011

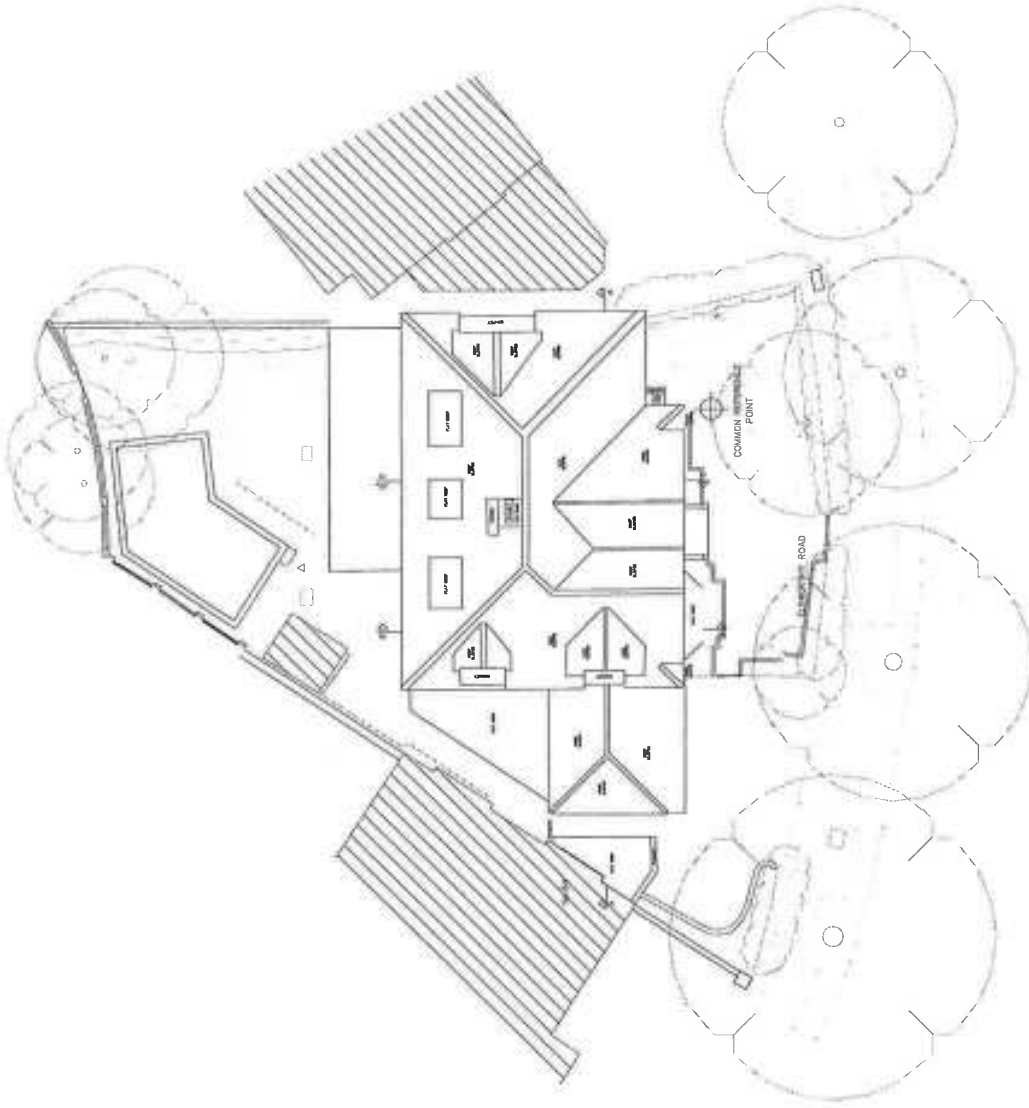
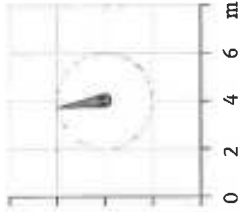
Notes

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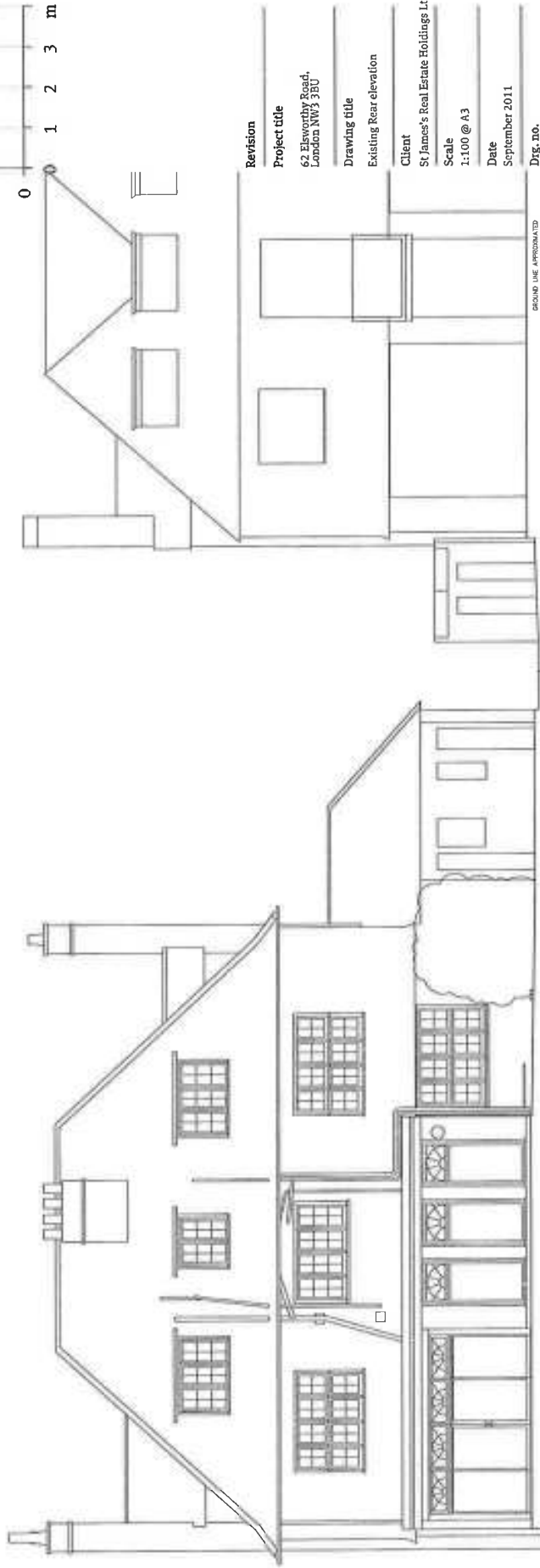
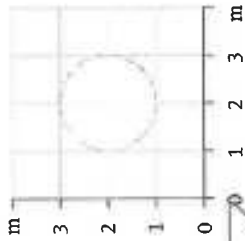
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Fax: +44 (0)20 8348 7411
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[illegible]



Revision	
Project title	63 Eleventhby Road, London NW3 3BU
Drawing title	Existing Roof Plan
Client	St James's Real Estate Holdings Lt
Scale	1:200 @ A3
Date	September 2011
Dwg. no.	1118_98_104
Notes	<p>All new scale drawings The drawings are to be used for checked and signed Architects are to be informed of any alterations prior to construction. The drawings and any of the details shown remain the copyright of Papa Architects Ltd.</p>
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No. 62 ELSWORTHY ROAD
NORTH/REAR ELEVATION

ELSWORTHY ROAD CURVES SO ELEVATIONS OF 60' & 64' HAVE BEEN NOTED AROUND THESE POINTS

GROUND LINE APPROXIMATED
INDENTED

No. 64 ELSWORTHY ROAD

Revision

Project title

62 Elsworthy Road,
London NW3 3BU

Drawing title

Existing Rear elevation

Client

St James's Real Estate Holdings Ltd

Scale

1:100 @ A3

Date

September 2011

Dwg. no.

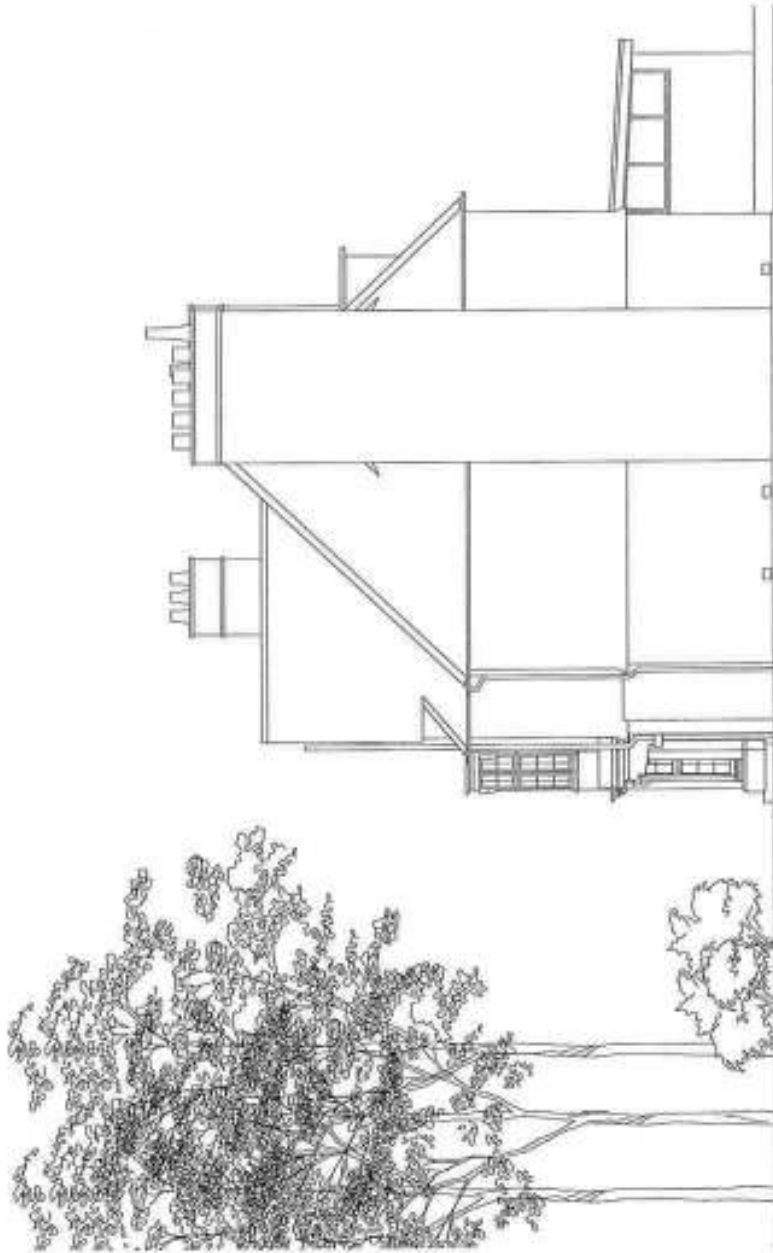
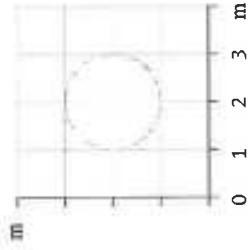
1118/98/201

Notes

All work shall be done in accordance with the latest edition of the British Standard BS 1191:2009. The drawings are to be interpreted as a guide only and are not to be used for any other purpose without the written consent of Papa Architects Ltd.

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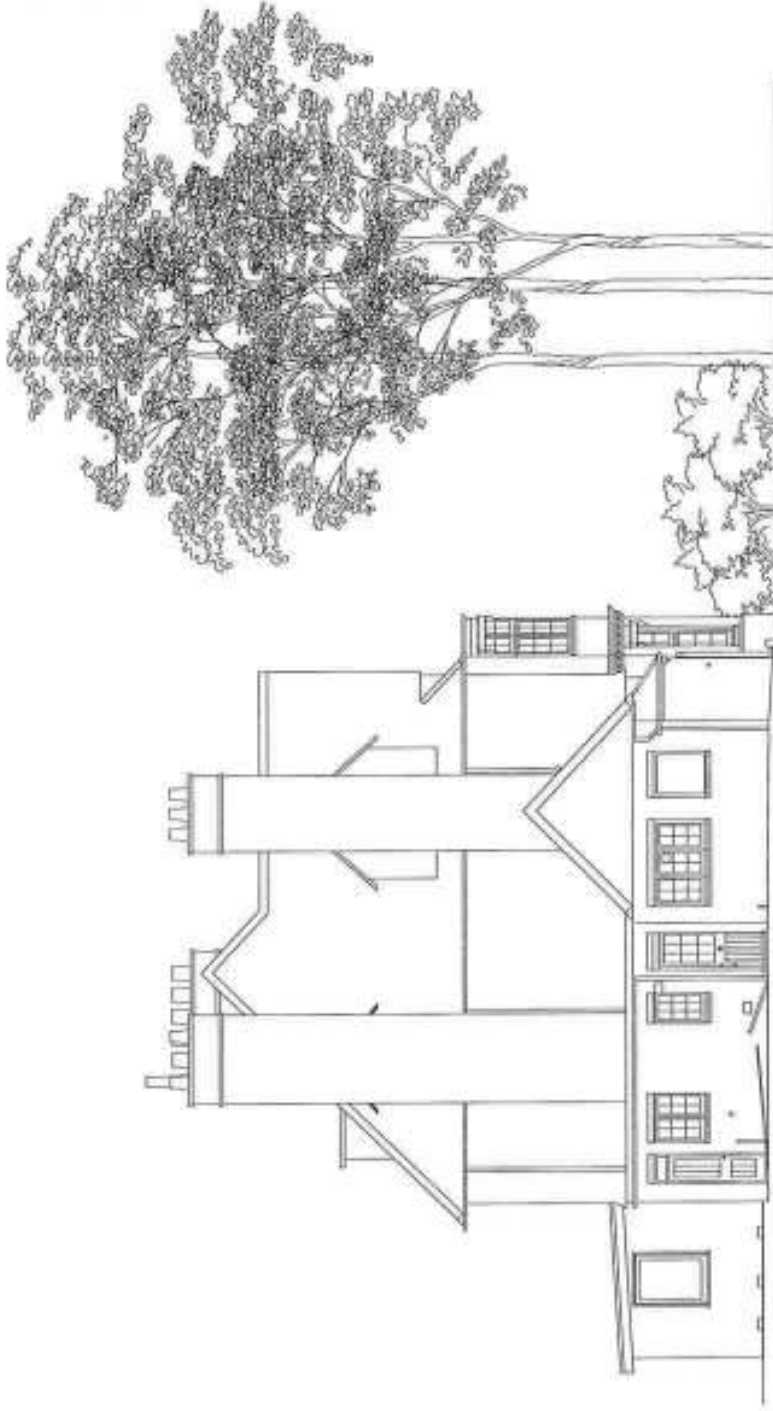
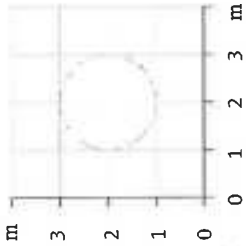
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EAST/SIDE ELEVATION
No. 62 ELSWORTHY ROAD

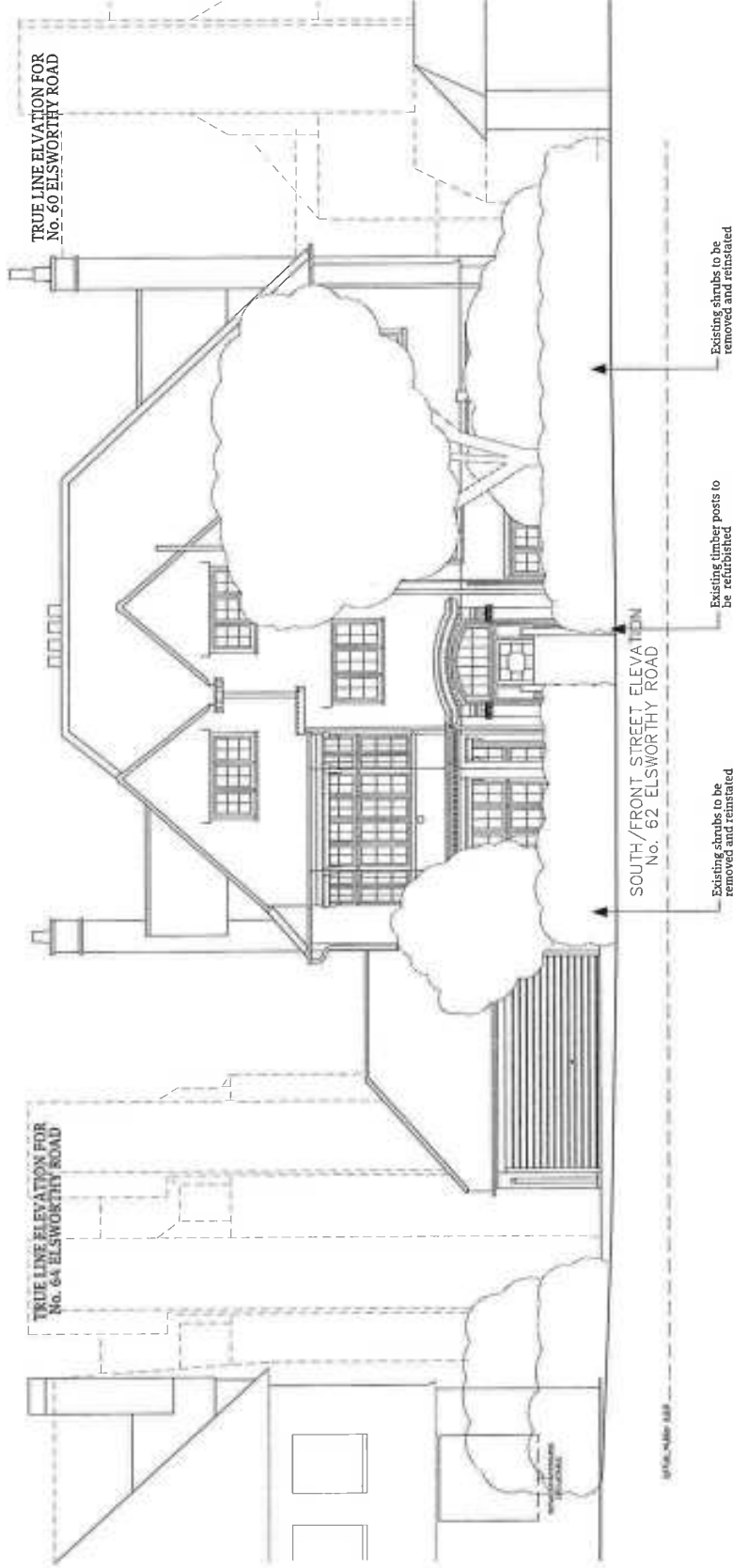
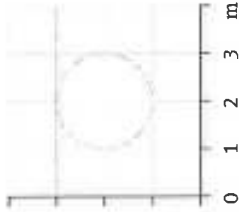
2017-01-14 10:00 A.M.

Revision	
Project title	62 Elsworthy Road, London NW3 3BU
Drawing title	Existing East elevation
Client	St James's Real Estate Holdings Ltd
Scale	1:100 @ A3
Date	September 2011
Dwg. no.	11.18.98.202
Notes	All new work on this drawing has been checked and approved by the architect and is to be checked and approved by the architect prior to construction. The architect is not responsible for any errors or omissions in this drawing or for any consequences arising therefrom. The architect is not responsible for any errors or omissions in this drawing or for any consequences arising therefrom.
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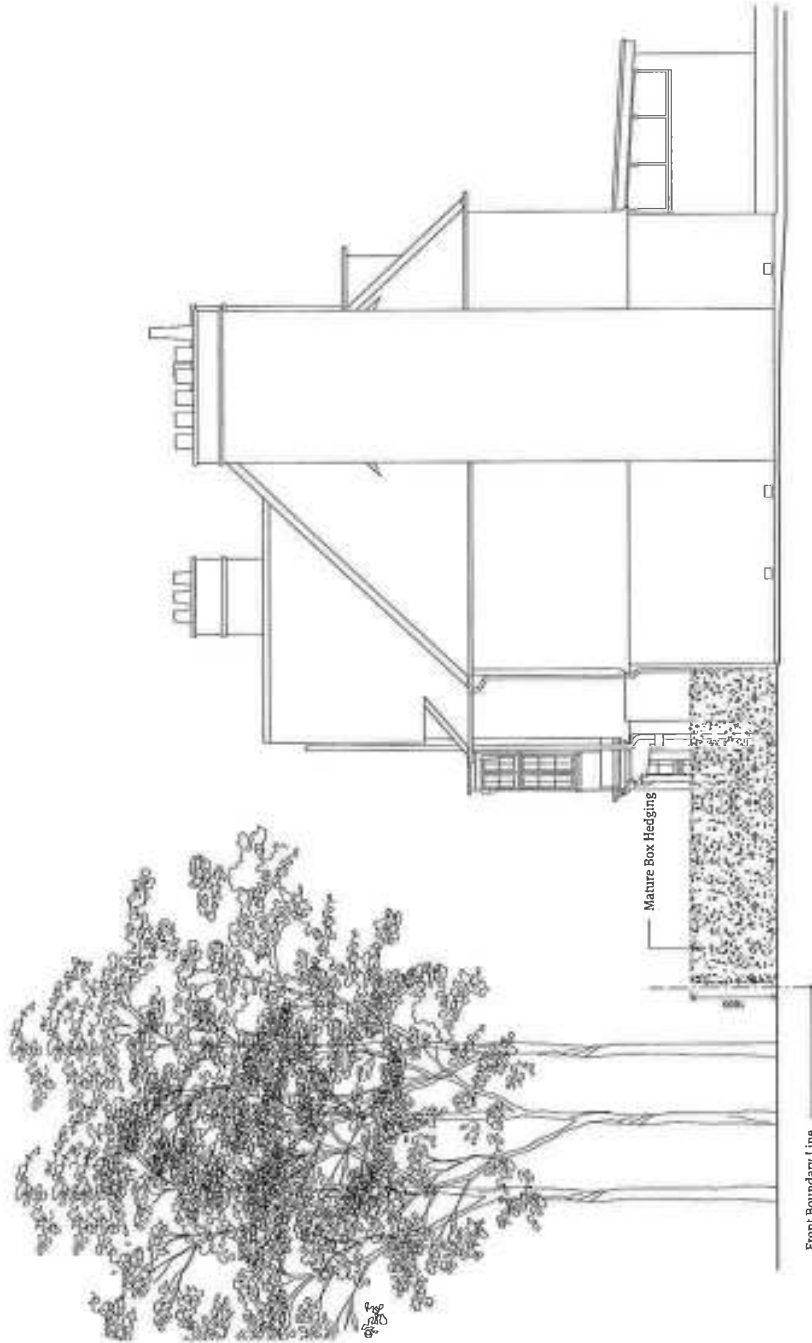
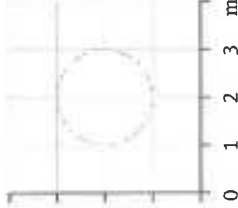


WEST/SIDE ELEVATION
NO. 62 ELSWORTHY ROAD

Revision	
Project title	62 Elsworthy Road, London NW3 3BU
Drawing title	Existing West Elevation
Client	St James's Real Estate Holdings Ltd
Scale	1:100 @ A3
Date	September 2011
Dwg. No.	111898 203
Notes	All drawings are the property of PAPA Architects Ltd. No part of this drawing is to be reproduced or used in any form without the written consent of PAPA Architects Ltd. The drawings are to be used for the purpose of the design and construction of the building only. The drawings are not to be used for any other purpose without the written consent of PAPA Architects Ltd.
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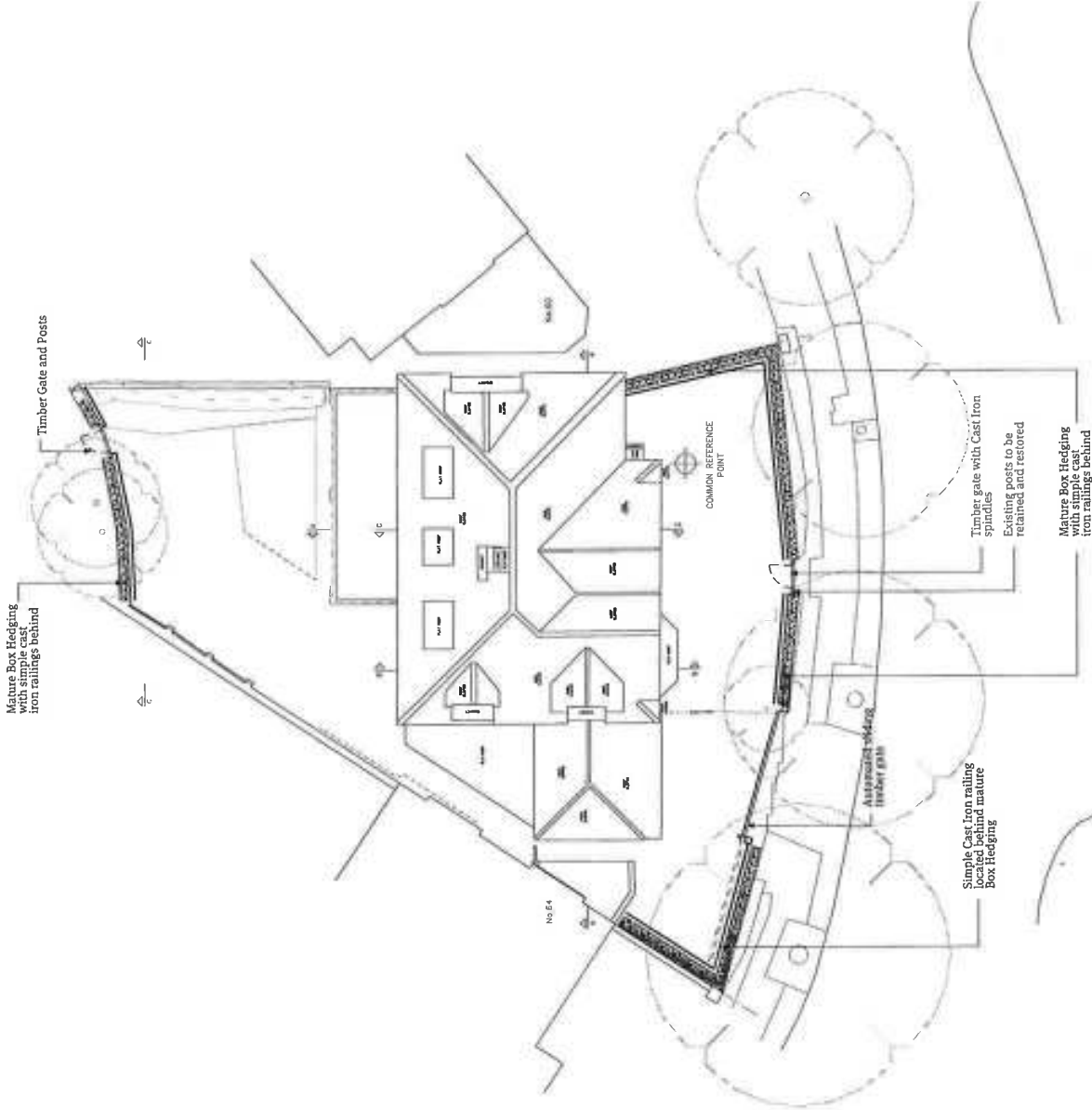
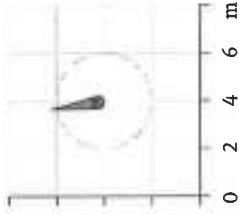


Revision	
Project title	63 Elsworth Road, London NW3 3BU
Drawing title	Existing Street Elevation
Client	St James's Real Estate Holdings Ltd
Scale	1:100 @ A3
Date	September 2011
Dwg. no.	1118_98_204
Notes	<p>The drawings are the property of Papa Architects Ltd. No part of the drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Papa Architects Ltd.</p>
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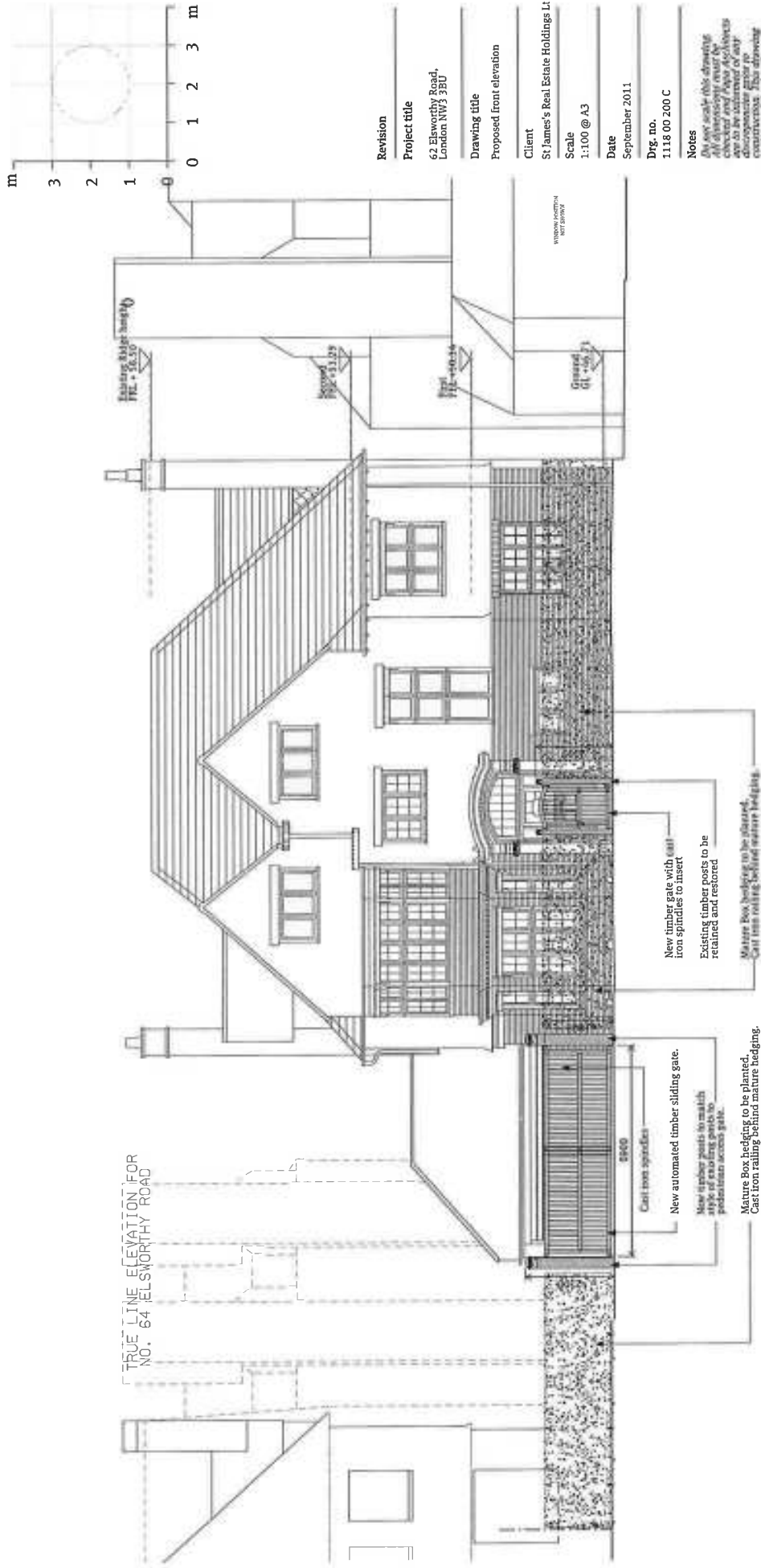


Revision	
Project title	62 Eleventhly Road, London NW3 3BU
Drawing title	Proposed East Elevation Boundary Wall
Client	St James's Real Estate Holdings Ltd
Scale	1:100 @ A3
Date	January 2012
Dwg. no.	1118 00 203 A
Notes	<p>Do not scale this drawing All dimensions and levels checked and PAPA Architects are to be informed of any discrepancies prior to construction. The drawing shows the proposed design. The final design shall remain the property of PAPA Architects Ltd.</p>
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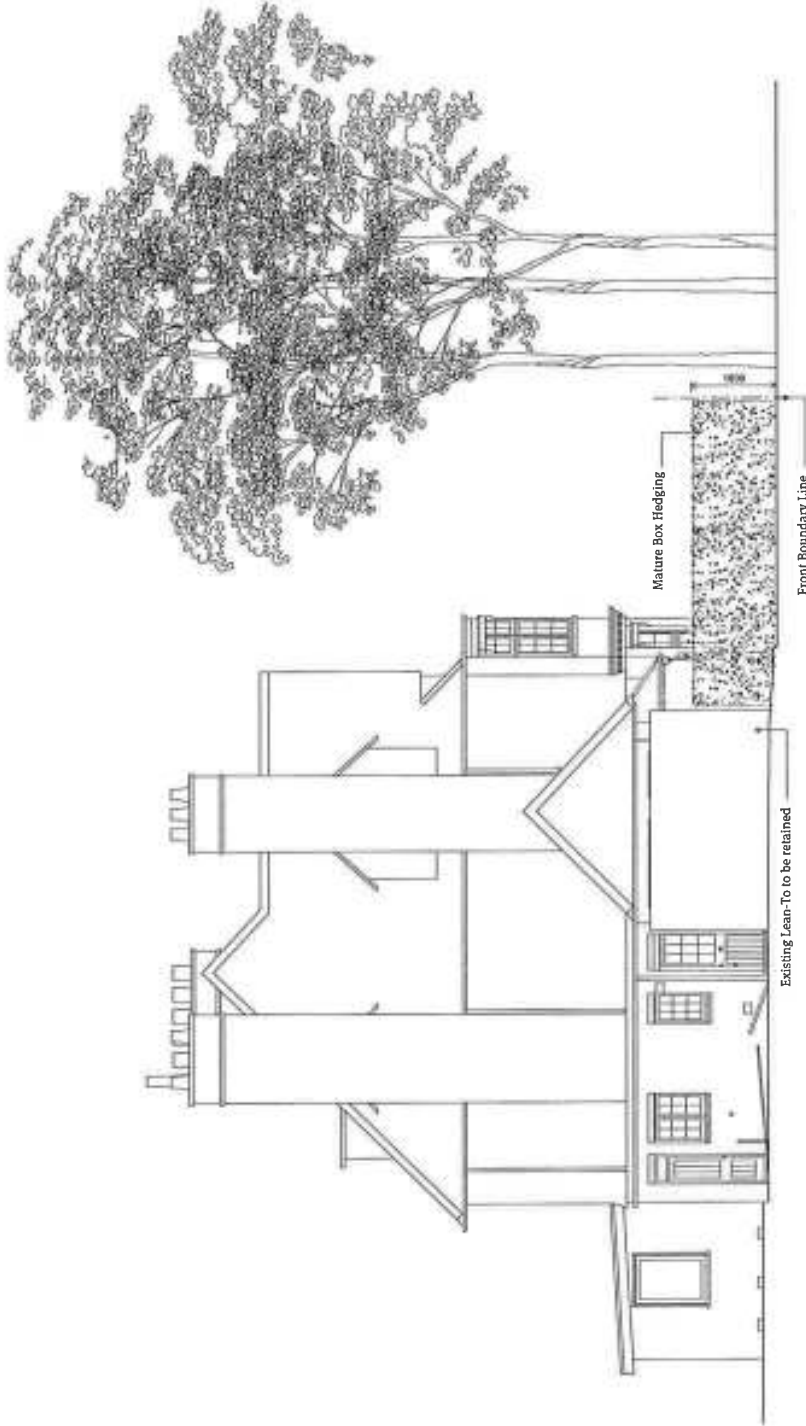
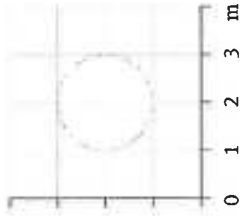
Cast Iron Railings to be screened
by Mature Boxed Hedging



Revision	
Project title	62 Elsworthy Road, London NW3 3BU
Drawing title	Proposed Boundary Plan
Client	St James's Real Estate Holdings Ltd
Scale	1:200 @ A3
Date	September 2011
Dwg. no.	1118 00 110
Notes	<p>All new scale after drawing All dimensions are to be taken from the centre of the property. The drawing shows the proposed boundary and the proposed gates and posts. The drawing shows the proposed boundary and the proposed gates and posts.</p>
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NB : Cast iron railings to be obscured by mature hedging.



Cast Iron Railings to be screened
by Mature Box Hedging

Revision

Project title

63 Eleventh Road,
London NW3 3BU

Drawing title

Proposed West Elevation

Client

St James's Real Estate Holdings Ltd

Scale

1:100 @ A3

Date

09/12/2011

Dwg. no.

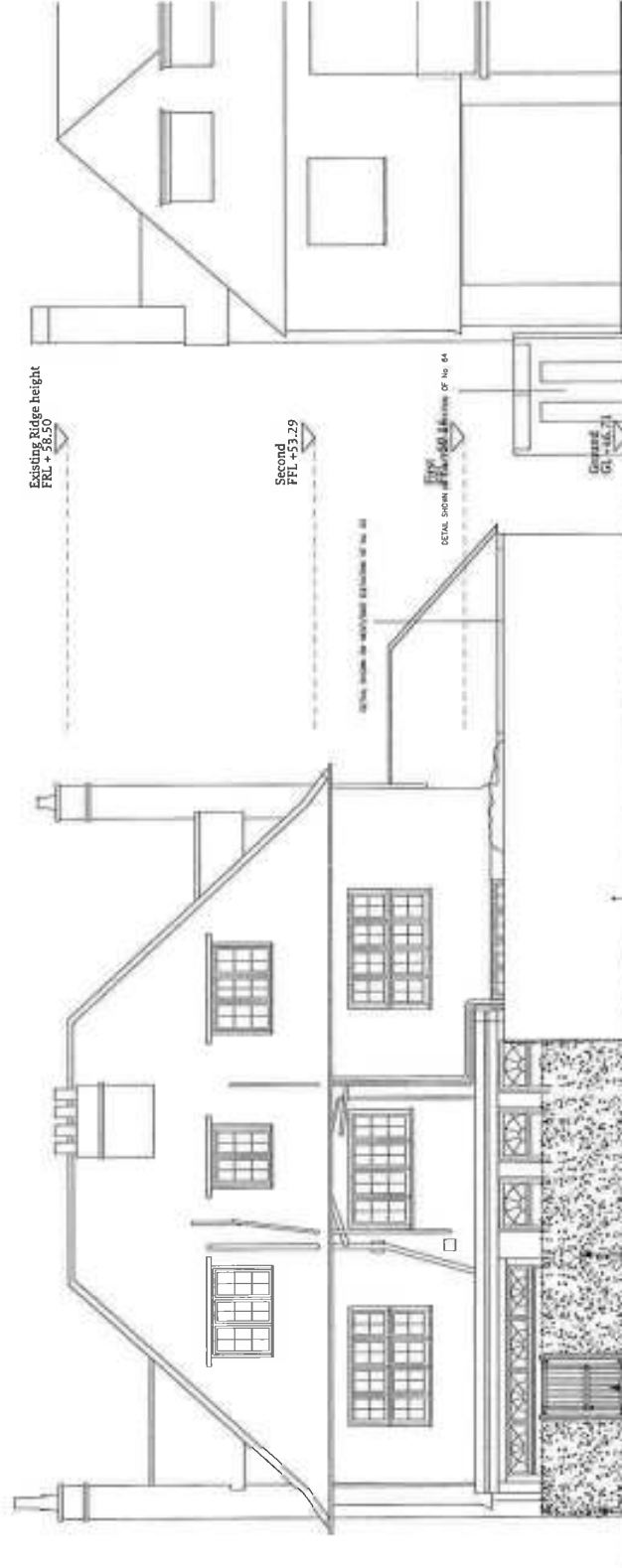
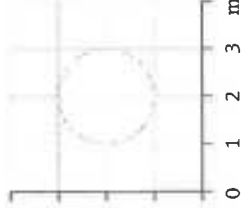
1118 00 201 A

Notes

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Revision

Project title

62 Elsworth Road,
London NW3 5BU

Drawing title

Proposed Rear Elevation

Client

St James's Real Estate Holdings Ltd

Scale

1:100 @ A3

Date

September 2011

Dwg. no.

1118 00 202 B

Notes

All measurements are in metres unless otherwise stated.
The drawings are for the proposed rear elevation of the building and are to be used in conjunction with the other drawings.
The drawings are for the proposed rear elevation of the building and are to be used in conjunction with the other drawings.
The drawings are for the proposed rear elevation of the building and are to be used in conjunction with the other drawings.

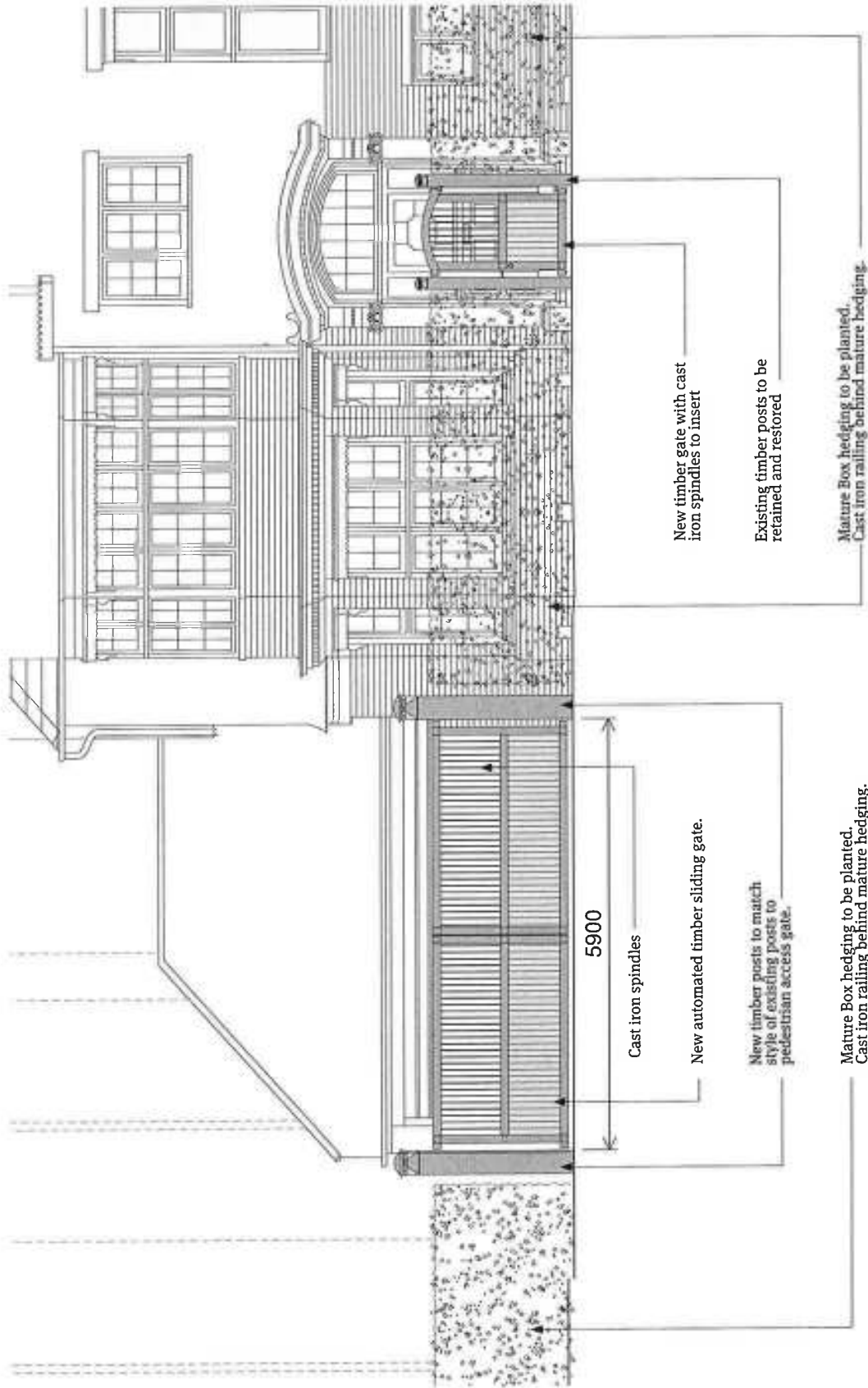
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NB : Cast iron railings to be obscured by mature hedging.



NB : Cast iron railings to be obscured by mature hedging.

Revision	
Project title	63 Elworthy Road, London NW3 3BU
Drawing title	Main Entrance and Vehicular Acco
Client	St James's Real Estate Holdings Lt
Scale	1:50 @ A3
Date	January 2012
Dwg. no.	1118 01 100 B
Notes	<p>The notes on the drawings are an integral part of the drawing. All dimensions must be checked and Paper Architect are to be informed of any discrepancy. This drawing is for the design and any of the details thereof remains the copyright of Paper Architects Ltd.</p> <p>Paper Architects Ltd. 63 Elworthy Road Hilbert London NW3 3AX</p> <p>Phone: +44(0)20 8348 8411 Fax: +44 (0)20 8348 7411 www.paparchitects.co.uk</p>

Grant Lock

From: Planning Portal [support@planningportal.gov.uk]
Sent: 22 February 2012 17:01
To: Grant Lock
Subject: Planning Portal Online Application Ref 1827715 v1

Ref 1827715 v1

Your Local Planning Authority, Camden Council has received your online planning application and will now validate it within their normal work flow and timescales.

If they need more information or have any queries they will contact you directly. Please note that this message does not constitute the formal acceptance of your electronic submission by your Local Planning Authority.

For further information on the progress of your online application please contact:
Camden Council
<http://www.camden.gov.uk/planning>
env.devcon@camden.gov.uk

This email is for information only. Please do not reply. For assistance on Planning Portal issues please email support@planningportal.gsi.gov.uk

www.planningportal.gov.uk

Grant Lock

Subject: FW: No. 62 Elsworthy Road - boundary treatments application - PP-01827715 [NLP.FID180941]

From: Grant Lock [mailto:glock@nlplanning.com]

Sent: 22 February 2012 17:08

To: Petrou, Connie

Subject: RE: No. 62 Elsworthy Road - boundary treatments application - PP-01827715 [NLP.FID180941]

Dear Ms. Petrou,

In addition to my earlier email, we have also submitted a cheque for a new application fee of £150 with this application to avoid any delays in validation.

Presumably this will not be required though, as although the design of the proposals have changed, the application is a resubmission following a withdrawal.

Would you clarify with your planning admin staff that this is the case and have them return the cheque if appropriate.

Kind Regards,


Grant.

**Grant Lock
Planner**

Nathaniel Lichfield & Partners, 14 Regent's Wharf, All Saints Street, London N1 9RL
T 020 7837 4477 / E glock@nlplanning.com

nlplanning.com

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Grant Lock

Subject: FW: No. 62 Elsworthy Road - boundary treatments application - PP-01827715 [NLP.FID180941]

From: Petrou, Connie [mailto:Connie.Petrou@camden.gov.uk]

Sent: 22 February 2012 17:09

To: Grant Lock

Subject: RE: No. 62 Elsworthy Road - boundary treatments application - PP-01827715 [NLP.FID180941]

I will be on leave for a few days so you should contact the validation team and let them know.

Regards

Connie

Grant Lock

Subject: FW: No. 62 Elsworthy Road - boundary treatments application - PP-01827715 [NLP.FID180941]

From: Grant Lock [mailto:glock@nlpplanning.com]

Sent: 22 February 2012 17:30

To: Planning@camden.gov.uk

Subject: FW: No. 62 Elsworthy Road - boundary treatments application - PP-01827715 [NLP.FID180941]

Dear Sir/Madam,

Could you review the below in relation to PP-01827715 which you should receive tomorrow.

An application cheque has been included with the copy of the application cover letter which you will receive tomorrow to avoid any delays in validation, but is technically not required as the scheme is a resubmission with a revised design following a recent withdrawal.

On this basis, we would be grateful that you confirm that a fee isn't required and return the cheque as appropriate.

Kind Regards,


Grant.

**Grant Lock
Planner**

Nathaniel Lichfield & Partners, 14 Regent's Wharf, All Saints Street, London N1 9RL
T 020 7837 4477 / E glock@nlpplanning.com

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Grant Lock

From: Env DC Mail - PF [Planning@camden.gov.uk]
Sent: 01 March 2012 09:30
To: Grant Lock
Cc: Petrou, Connie
Subject: RE: your application reference: 2012/1074/P - 62 Elsworthy Road

Dear Grant Lock

Your application has been put through to be registered.

As it is a resubmission, there is no fee. I have therefore destroyed your cheque of £150 ref: 022955.

Many thanks

Matthias Genet
Planning Technician | Fast Track and Validation Team
Tel.: 0207 974 5961 | Fax: 020 7974 1680 | matthias.genet@camden.gov.uk

Development Management | Regeneration and Planning
Culture and Environment Directorate | London Borough of Camden | Town Hall Extension |
Argyle Street | London | WC1H 8EQ

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Grant Lock

From: Env DC Mail - PF [Planning@camden.gov.uk]
Sent: 06 March 2012 18:37
To: Grant Lock
Subject: ACKNOWLEDGEMENT OF RECEIPT OF A PLANNING APPLICATION -2012/1074/P
Attachments: 1074.doc

Please find attached an acknowledgement letter confirming receipt of a planning application for 62 Elsworthy Road

NB. If you have an enquiry related to this application please contact the assigned Planning officer (contact details can be found in the acknowledgement letter attached).

Please consider the environment before printing this email.

Grant Lock
Nathaniel Lichfield & Partners
14 Regents Wharf,
All Saints Street
LONDON
N1 9RL
FAO

Application Ref: **2012/1074/P**
Associated Ref: **2011/5089/P**
Please ask for: **Connie Petrou**
Telephone: 020 7974 5117

21 May 2012

Dear Sir/Madam

ACKNOWLEDGEMENT OF RECEIPT OF A PLANNING APPLICATION

Thank you for your planning application for Householder Application dated 22 February 2012 which we received on 22 February 2012, together with the required fee of £0.00 for the property listed below.

Address:
**62 Elsworthy Road
LONDON
NW3 3BU..**

The Proposed Work: Erection of boundary wall, installation of railings and gates to front and rear boundaries of dwelling house (Class C3).

We make every effort to reach a decision as soon as possible. The government sets targets for deciding these types of application within 8 weeks. We aim to make a decision on your application by 18 April 2012.

If your fee was paid by cheque and the bank refuses to honour it, your application will not be valid. We will not be able to deal with the application until you have paid the full fee.

We are legally required to consult on your application with individuals who may be affected by the proposals. We may notify your neighbours by letter or put up a notice on or near the site. In certain cases, applications are also advertised in a local newspaper. We will also display on our website your application form and any accompanying drawings or documents that you have submitted. The Council must allow 21 days from the consultation start date for responses to be received. A decision cannot be made until after the 21 day consultation period. Comments received after that time will only be taken into account if no decision has yet been made on the application.



We may need to clarify or discuss certain aspects of your application with you before we are able to make a recommendation on your proposal. If your proposal does not satisfy the Council's policies or standards but could be modified to make it acceptable within the given timescale we will, if possible, give you the opportunity to revise your application. If this is not possible we may recommend your application for refusal or ask you to withdraw your application.

Most applications are decided by officers under powers delegated to the director of culture and environment. Some applications, such as major schemes being recommended for approval, or applications, which are of significant local interest, will always be decided by the Development Control Committee.

If you want to check the progress of your application you can track progress electronically at camden.gov.uk/planning. You can also contact the officer listed at the top of this letter.

If you do not receive a decision by the above date, you have the right of appeal to the Planning Inspectorate after that date. Appeals should be submitted within 3 months of the above date. You can make an appeal via the planning portal website at planningportal.gov.uk or forms are available from the Planning Inspectorate at 3/05 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, telephone number 0117 372 6372 or by email at enquiries@pins.gsi.gov.uk

If you need advice on whether to appeal, the Planning Inspectorate produces guidance on the planning portal website. Alternatively, you can seek independent advice from Planning Aid for London which is a charitable body staffed by volunteers. Their telephone number is 020 7247 4900.

In addition, do you know you can receive email alerts for planning and licensing applications as they happen in your local area? If you would like to receive these please register by going through the following steps.

- 1) Visit www.camden.gov.uk/planning
- 2) Scroll down the page and click on the link 'sign up for email alerts'
- 3) This page will provide you with the option to register your email address to receive email alerts for planning and licensing applications in your local area

Yours faithfully

Connie Petrou

Culture and Environment Directorate

Grant Lock

From: Grant Lock [glock@nlpplanning.com]
Sent: 21 March 2012 12:09
To: Petrou, Connie; Petrou, Connie
Subject: No. 62 Elsworthy Road - Hedge planting details - 2012/1074/P [NLP.FID180941]
Attachments: 12998/01 - Hedge planting details - 21.03.12.DOCX

Dear Ms. Petrou,

Please find attached the planting details for the hedges in relation to application Ref: 2012/1074/P at No. 62 Elsworthy Road.

Please let me know if there is anything else that you require.

Kind Regards,

Grant.

**Grant Lock
Planner**

Nathaniel Lichfield & Partners, 14 Regent's Wharf, All Saints Street, London N1 9RL
T 020 7837 4477 / E glock@nlpplanning.com

nlpplanning.com  

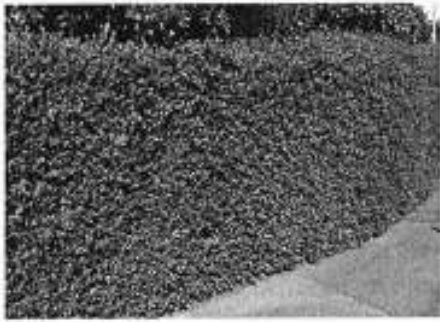


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62 Elsworthy Road NW3 3BU.

Hedge planting details.



Name of the plant: Green Privet (*Ligustrum Ovalifolium*)

Size: 150-175cm high

Planting plan: three (3) plants per meter with 33cm interval between the plants in a double staggered row:

```
* * * * *  
  * * * *
```

Instructions

Plant bare root Privet from the beginning of November to the middle of March (ideally the end of February).

Improve the soil by getting rid of larger stones, perennial weeds, tree roots and other detritus. Break up the soil.

Dig all of the holes before planting any of the privet hedge - no deeper than the roots.

Add a shovelful of compost to the bottom of each hole for the privet hedge. Use the garden claw to mix the compost in with the soil at the bottom of the hole.

Wet the roots well by taking a bundle of plants out of the parcel in which they were delivered and immediately putting it into water.

Space plants about 33cm apart at least 45cm away from a boundary such as a wall or sidewalk.

Place the plant in the hole and position it so it is growing at the same level as it was in the pot. Fill the hole half way up with soil. Firm the soil around the roots.

Fill the hole half way up with water. Let it drain. Fill the hole with remaining soil, and firm down the surface of the soil with your foot.

Make a ridge of soil around the outside of the planting hole. This will create a depression in the soil to catch water. Fill this with water and let it drain.

Water every other day for the first two weeks after planting. Thereafter, provide with one inch of rain per week.

As soon as the first new leaves emerge, trim the tops of the plants - reduce bare root plants in height by about a third to make them bushier at the base.

Grant Lock

Subject: FW: No. 62 Elsworthy Road - Hedge planting details - 2012/1074/P [NLP.FID180941]

From: Petrou, Connie [mailto:Connie.Petrou@camden.gov.uk]

Sent: 22 March 2012 11:34

To: Grant Lock

Subject: FW: No. 62 Elsworthy Road - Hedge planting details - 2012/1074/P [NLP.FID180941]

Please see comments below. Can you please amend accordingly.

Thanks

Connie Petrou

Planning Officer

Development Management, Regeneration and planning

Culture and environment directorate, London Borough of Camden

Town Hall extension, Argyle Street, London WC1H 8EQ

Tel.: 0207 974 5117

Fax: 0207 974 1680

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From: Hutson, Alex

Sent: 21 March 2012 13:28

To: Petrou, Connie

Subject: RE: No. 62 Elsworthy Road - Hedge planting details - 2012/1074/P [NLP.FID180941]

Connie,

Those details look fine, though it would be preferable to have the British native privet (*Ligustrum vulgare*) rather than the Japanese variety (*Ligustrum ovalifolium*).

Regards,

Alex Hutson

Trees and Landscape Officer

Telephone: 020 7974 5939

Grant Lock

Subject: FW: No. 62 Elsworthy Road - Revised Hedge planting details - 2012/1074/P [NLP.FID180941]

Attachments: 12998_01 - Hedge planting details - 22.03.12.DOC

From: Grant Lock [mailto:glock@nlppanning.com]

Sent: 22 March 2012 14:13

To: Petrou, Connie; Petrou, Connie

Subject: No. 62 Elsworthy Road - Revised Hedge planting details - 2012/1074/P [NLP.FID180941]

Dear Ms. Petrou,

Please find attached a revised document for substitution for our earlier hedge planting details.

We are told the Japanese variety keeps its leaves better in the winter, and that the neighbouring properties have the Japanese rather than Native British variety of privet, so this had been maintained for consistency. However, our client is happy to provide whichever type your trees and landscaping Officer prefers.

Kind Regards,


Grant.

**Grant Lock
Planner**

Nathaniel Lichfield & Partners, 14 Regent's Wharf, All Saints Street, London N1 9RL
T 020 7837 4477 / E glock@nlppanning.com

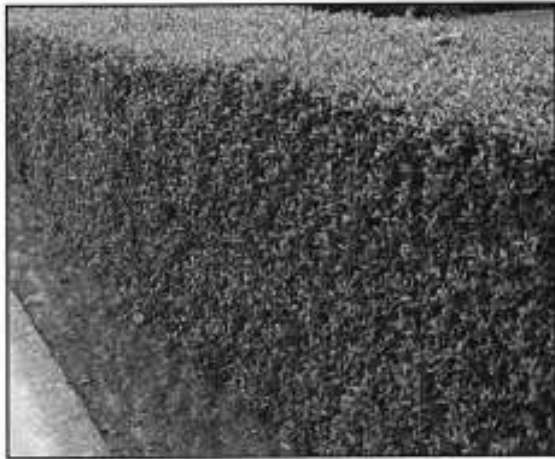
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21/05/2012

**No. 62 Elsworthy Road NW3 3BU - Hedge planting details for Application
Ref: 2012/1074/P (22 March 2012)**



Name of the plant: British native privet (*Ligustrum vulgare*) **Size:** 150-175cm high

Planting plan: three (3) plants per meter with 33cm interval between the plants in a double staggered row:

* * * * *
* * * * *

Instructions

Plant bare root Privet from the beginning of November to the middle of March (ideally the end of February).

Improve the soil by getting rid of larger stones, perennial weeds, tree roots and other detritus. Break up the soil. Dig all of the holes before planting any of the privet hedge (no deeper than the roots).

Add a shovelful of compost to the bottom of each hole for the privet hedge. Use the garden claw to mix the compost in with the soil at the bottom of the hole. Wet the roots well by taking a bundle of plants out of the parcel in which they were delivered and immediately putting it into water.

Space plants about 33cm apart at least 45cm away from a boundary such as a wall or sidewalk. Place the plant in the hole and position it so it is growing at the same level as it was in the pot. Fill the hole half way up with soil. Firm the soil around the roots. Fill the hole half way up with water. Let it drain. Fill the hole with remaining soil, and firm down the surface of the soil with your foot. Make a ridge of soil around the outside of the planting hole. This will create a depression in the soil to catch water. Fill this with water and let it drain.

Water every other day for the first two weeks after planting. Thereafter, provide with one inch of rain per week. As soon as the first new leaves emerge, trim the tops of the plants - reduce bare root plants in height by about a third to make them bushier at the base.

James Jaulim

Subject: RE: No. 62 Elsworthy Road - Revised Hedge planting details - 2012/1074/P [NLP.FID180941]

From: Petrou, Connie [mailto:Connie.Petrou@camden.gov.uk]

Sent: 02 April 2012 16:15

To: Grant Lock

Subject: RE: No. 62 Elsworthy Road - Revised Hedge planting details - 2012/1074/P [NLP.FID180941]

Dear Grant

Can you please send me an elevation showing what the railings will look like?

Thanks

Connie Petrou

Planning Officer

Development Management, Regeneration and planning

Culture and environment directorate, London Borough of Camden

Town Hall extension, Argyle Street, London WC1H 8EQ

Tel.: 0207 974 5117

Fax: 0207 974 1680

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Grant Lock

Subject: FW: No. 62 Elsworthy Road - Revised Hedge planting details - 2012/1074/P [NLP.FID180941]
Categories: Filed To Worksite

From: Grant Lock
Sent: 02 April 2012 16:33
To: 'Petrou, Connie'
Subject: RE: No. 62 Elsworthy Road - Revised Hedge planting details - 2012/1074/P [NLP.FID180941]

Dear Ms. Petrou,

I've put in a request to the architects, so hopefully we can get something to you relatively quickly. My understanding is they would just be black painted vertical metal railings with horizontal bar near or at the top.

Do you or your colleagues in conservation have a preferred design?

Have there been any representations?

Best.


Grant.

**Grant Lock
Planner**

Nathaniel Lichfield & Partners, 14 Regent's Wharf, All Saints Street, London N1 9RL
T 020 7837 4477 / E glock@nlpplanning.com

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James Jaulim

From: Andy Paps [Andy.Paps@papaarchitects.co.uk]
Sent: 05 April 2012 11:27
To: connie.petrou@camden.gov.uk
Cc: Grant Lock; andrey.shachkov@sj-realestate.co.uk; jj.cantwell@sj-realestate.co.uk; Mateusz Orzel
Subject: RE: No. 62 Elsworthy Road - Revised railing details - 2012/1074/P [NLP.FID180941]
Importance: High
Attachments: 1118_00_205_Railings Elevation.pdf; 1118_00_206 Railings West Elevation.pdf; 1118_00_207 Railings Rear Elevation.pdf; 1118_00_208 Railings East Elevation.pdf

Dear Connie

In response to your recent email to Grant Lock (see below copy email) please find attached drawings in addition to those submitted with the recent application.

We are proposing 1.7m high cast iron railings located behind box hedging. We have attached drawings to show the height, style and extent of the railings and for the purpose of this exercise we have not shown the hedging.

I trust that you will find the attached drawings in order.

Please do not hesitate to contact me should you require additional information. We would appreciate if you can confirm you have received this email. Thanks.

Regards

Andrew Paps
Director



Papa Architects Ltd.

Phone. +44 (0)20 8348 8411

Mobile. +44 (0)7768 021 343

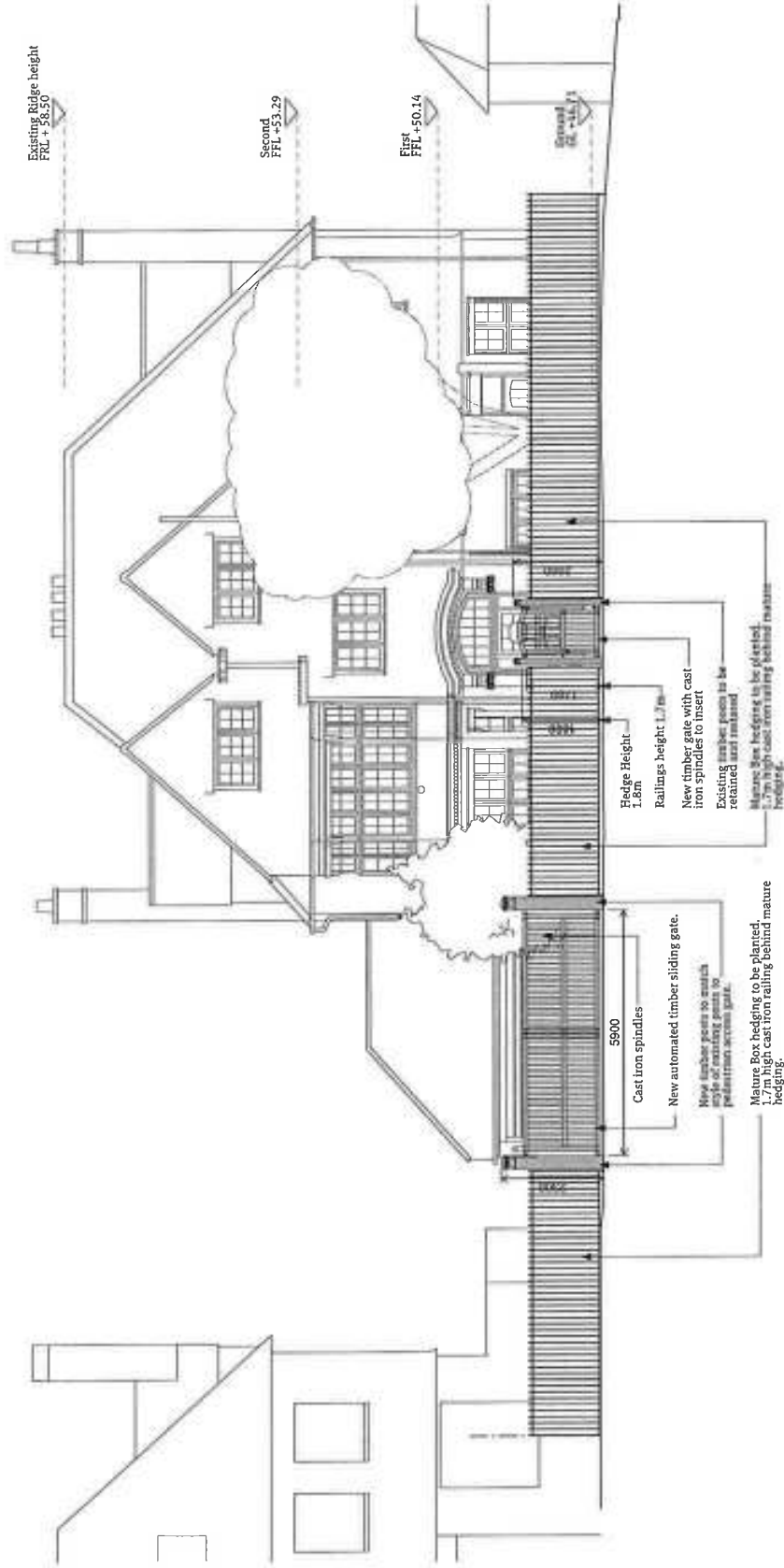
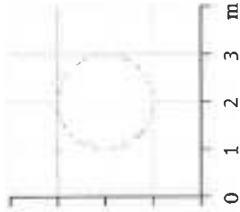
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[NLP.FID180941]

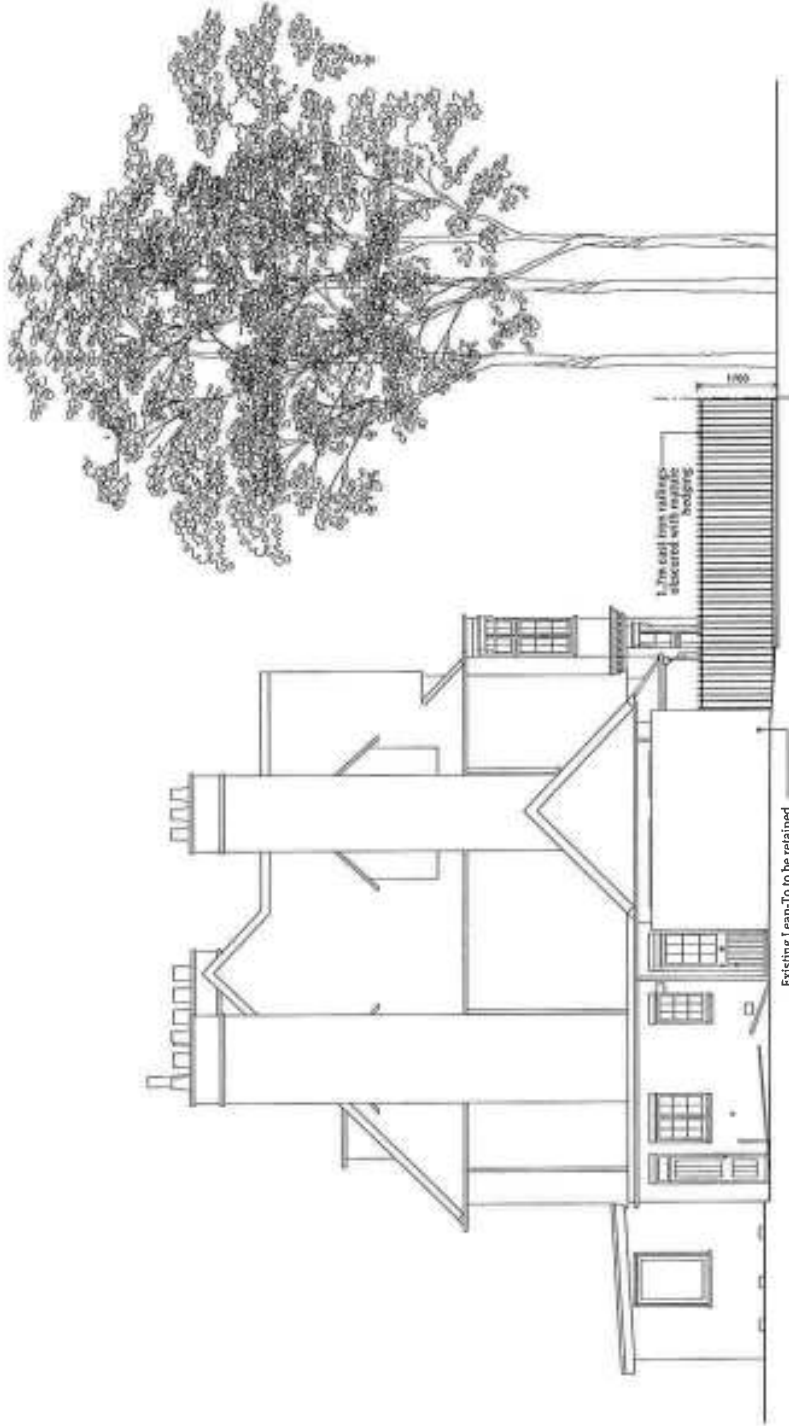
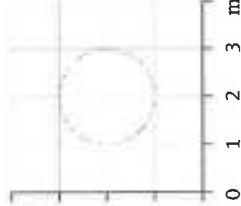
18/05/2012



Revision	
Project title	62 Elsworth Road, London NW3 3BU
Drawing title	Front boundary wall railings Shown Without Hedging
Client	St James's Real Estate Holdings Ltd
Scale	1:100 @ a3
Date	September 2011
Dwg. no.	1118 00 205
Notes	<p>Do not scale this drawing.</p> <p>Check dimensions on site.</p> <p>Check and PAPA Architects are to be informed of any discrepancies prior to construction. This drawing is for information only and does not constitute a contract. All dimensions are to be taken from the centre of the wall.</p> <p>PAPA Architects Ltd</p> <p>PAPA Architects Ltd 222 Archway Road Highgate London N6 5AX</p>

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NB : Cast iron railings to be obscured by mature hedging.



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WEST/SIDE ELEVATION
No. 62 ELSWORTHY ROAD

2019K 10/10K 4/10K

The east iron railings
screened with mature
hedging

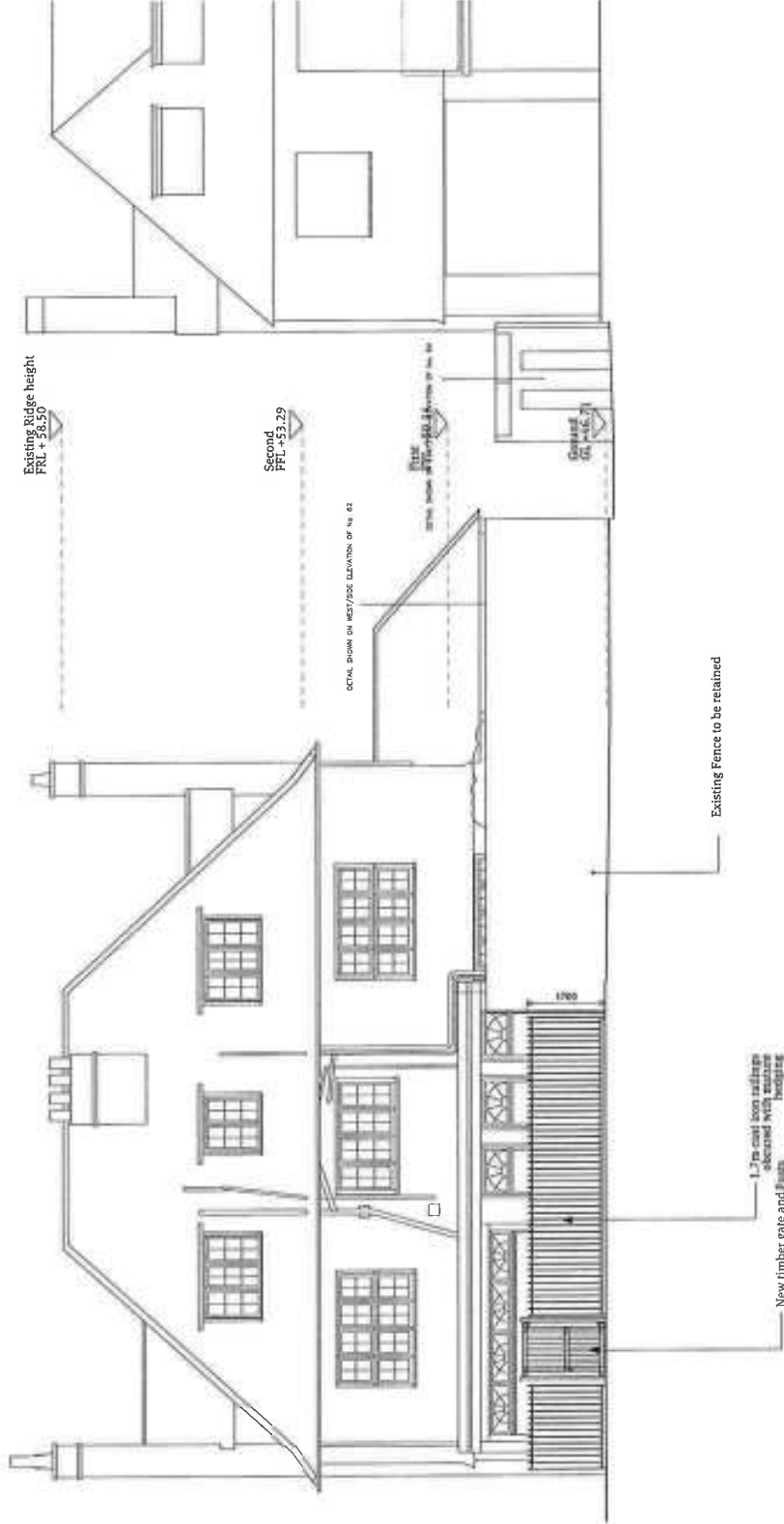
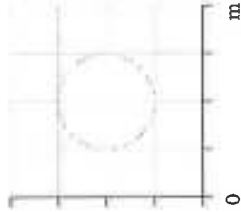
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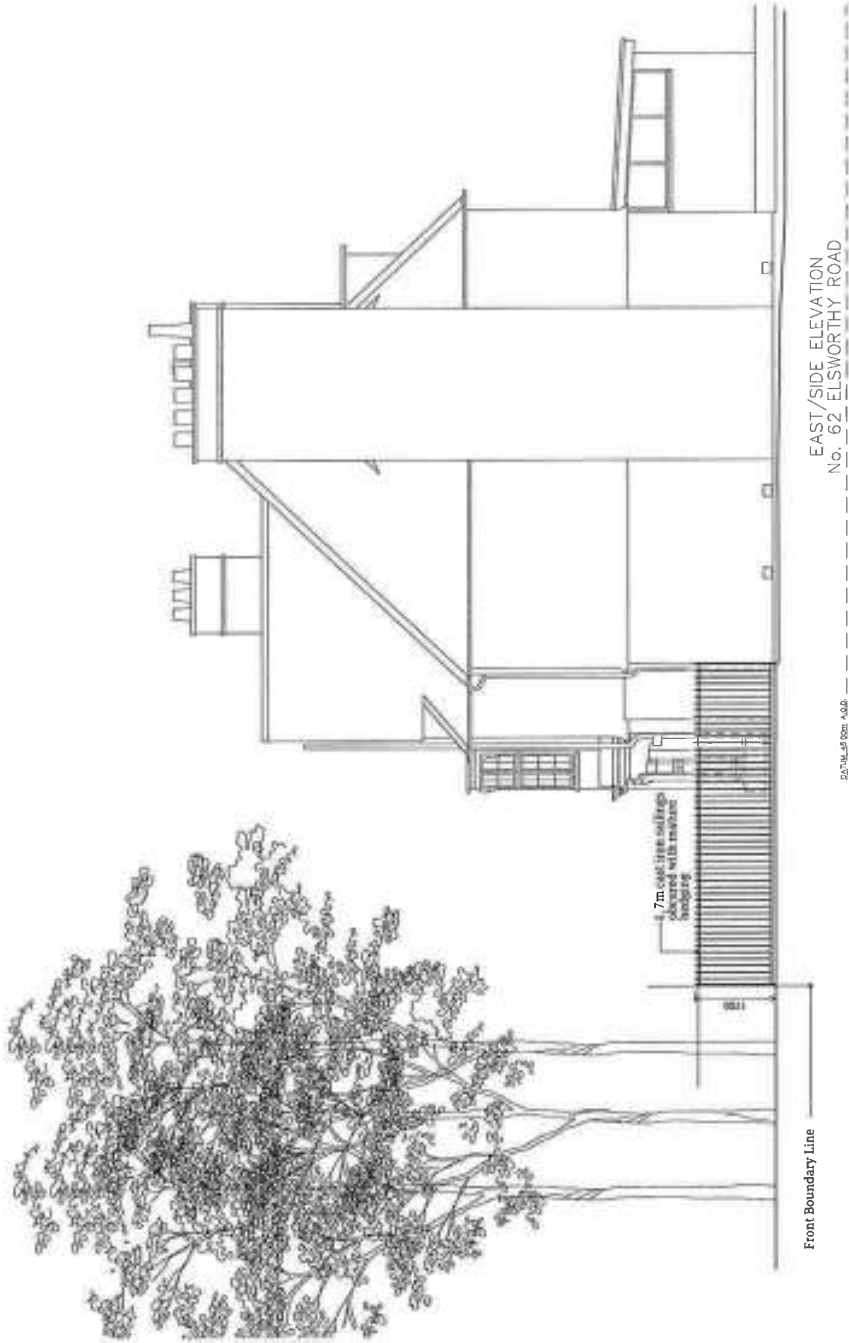
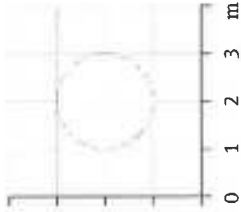
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Cast Iron Railings to be screened
by Mature Box Hedging



NB : Cast iron railings to be obscured by mature hedging.

Revision	
Project title	62 Elsworth Road, London NW3 3BU
Drawing title	Railings Rear Elevation Shown Without Hedging
Client	St James's Real Estate Holdings Lt
Scale	1:100 @ A3
Date	September 2011
Dwg. no.	1118 00 207
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Cast Iron Railings to be screened
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Revision	
Project title	62 Elsworthy Road, London NW3 3BU
Drawing title	Railings East Elevation Shown Without Hedging
Client	St James's Real Estate Holdings Ltd
Scale	1:100 @ A3
Date	September 2011
Dwg. no.	1118 00 208
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Grant Lock

Subject: FW: No. 62 Elsworthy Road - Revised railing details - 2012/1074/P [NLP.FID180941]

Categories: Filed

From: Grant Lock

Sent: 05 April 2012 12:02

To: 'Andy Paps'; 'connie.petrou@camden.gov.uk'

Cc: 'andrey.shachkov@sj-realestate.co.uk'; 'jj.cantwell@sj-realestate.co.uk'; 'Mateusz Orzel'

Subject: RE: No. 62 Elsworthy Road - Revised railing details - 2012/1074/P [NLP.FID180941]

Dear Andy and Ms. Petrou,

Andy, many thanks for forwarding those additional drawings illustrating the proposed railings through.

Ms. Petrou, If you have any comments please do not hesitate to call me on 07973110130, or if you need paper copies please let us know and I will arrange for these to be issued to you.

Kind Regards,


Grant.

**Grant Lock
Planner**

Nathaniel Lichfield & Partners, 14 Regent's Wharf, All Saints Street, London N1 9RL
T 020 7837 4477 / E glock@nlplanning.com

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James Jaulim

From: Andy Paps [Andy.Paps@papaarchitects.co.uk]
Sent: 11 April 2012 11:58
To: connie.petrou@camden.gov.uk
Cc: Grant Lock; andrey.shachkov@sj-realestate.co.uk; jj.cantwell@sj-realestate.co.uk
Subject: RE: 62 Elsworthy Road - Front Boundary wall application.
Attachments: 1118_00_205_A - Railings Elevation.pdf; 1118_00_206_A - Railings West Elevation.pdf;
1118_00_207_A - Railings Rear Elevation.pdf; 1118_00_208_A - Railings East Elevation.pdf

Dear Connie

Further to our telephone conversation earlier today we have amended the elevations to indicate the railings at 1.6m high as opposed to 1.7m.

As discussed this is to ensure that the top of the railings cannot be seen over the hedging and the maximum growth of the hedging (1.75m) will always remain above the railings.

I trust the attached drawings are now acceptable and we look forward to receiving the decision notice next week.

Regards

Andrew Paps
Director



Papa Architects Ltd.

Phone. +44 (0)20 8348 8411

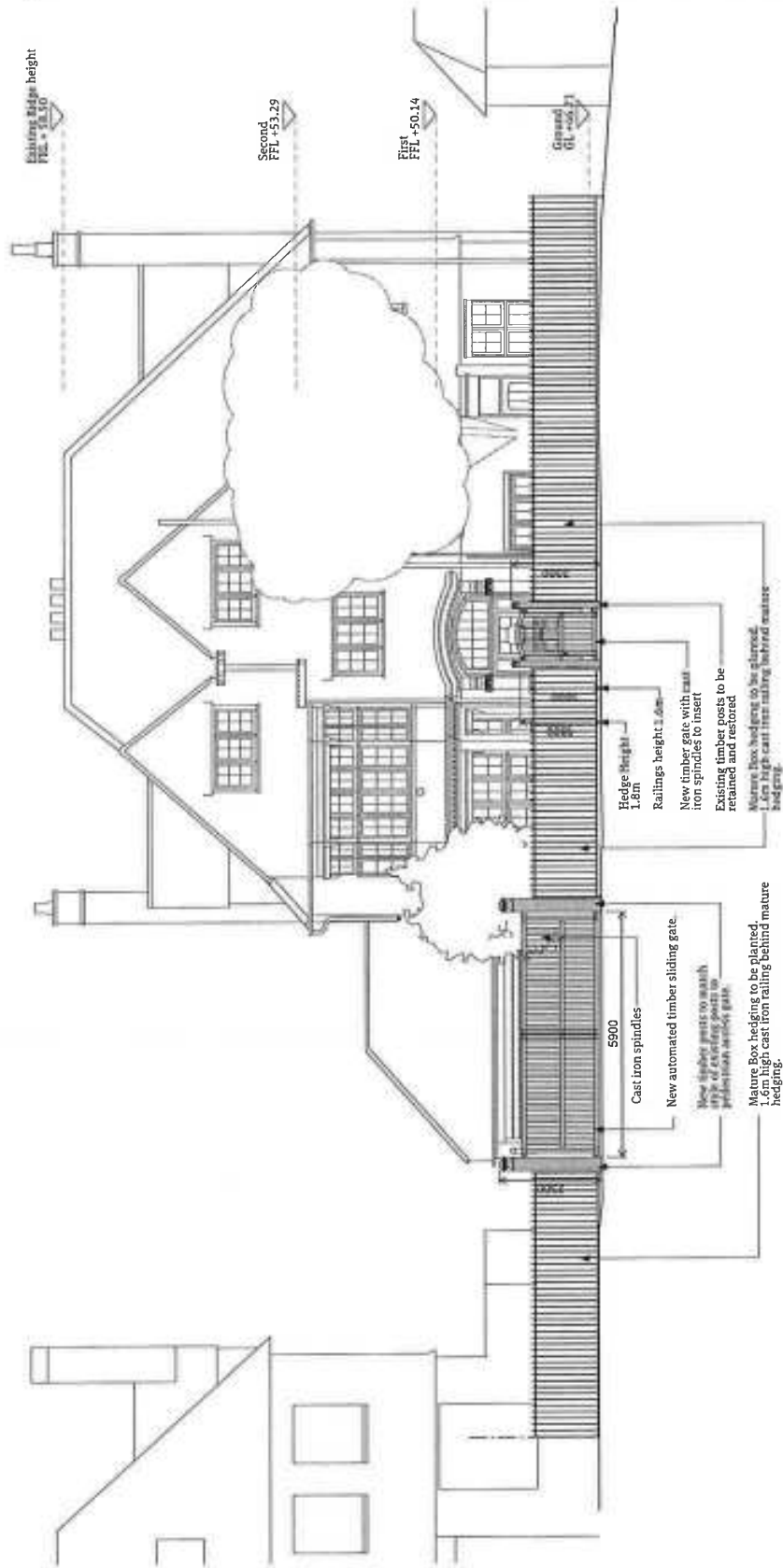
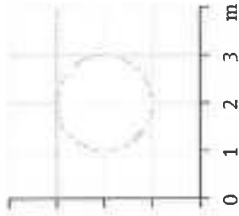
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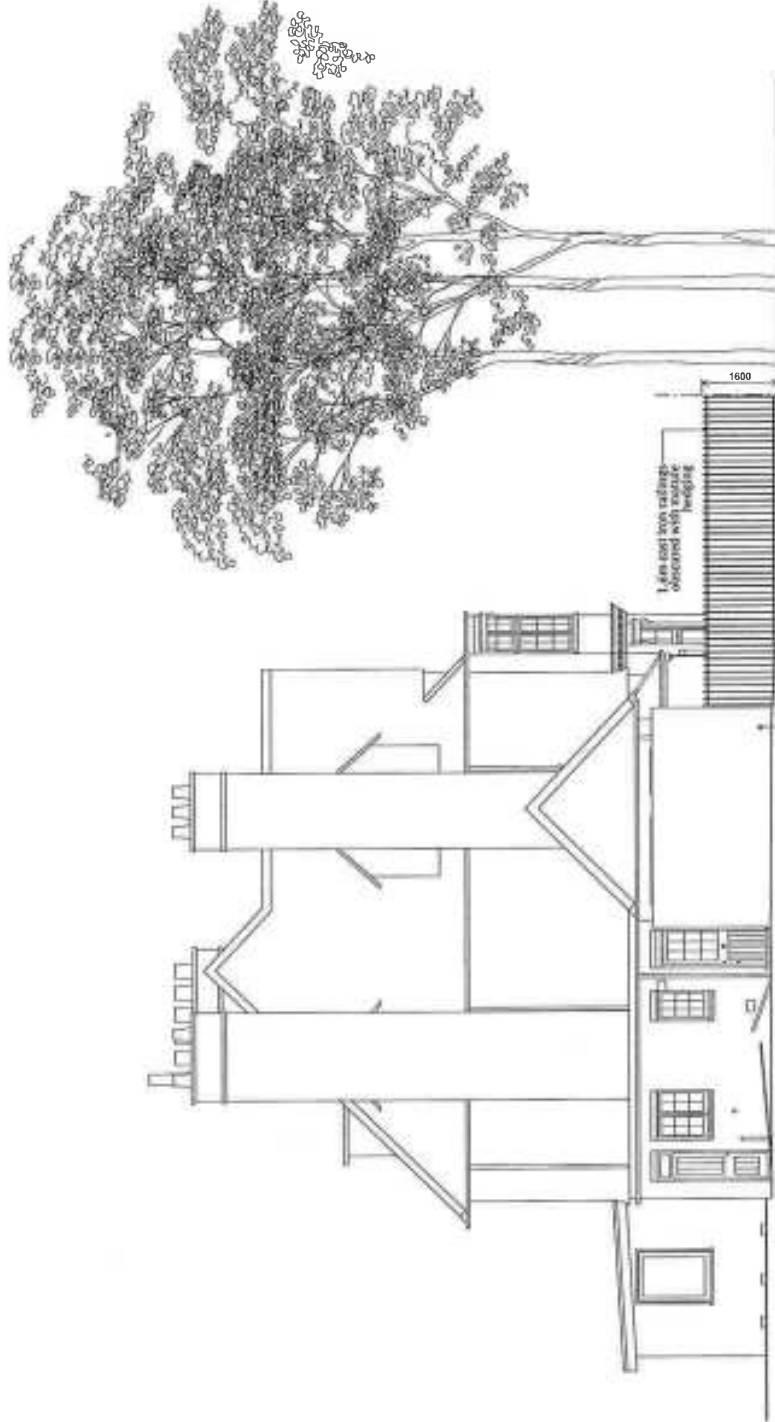
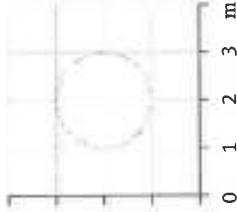
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18/05/2012



Revision	
Project title	63 Eleventh Road, London NW3 3BU
Drawing title	Front boundary wall railings Shown Without Hedging
Client	St James's Real Estate Holdings Ltd
Scale	1:100 @ a3
Date	September 2011
Dwg. No.	1118 00 205 A
Notes	As per scale this drawing is for information only and should not be used for construction purposes. It is to be understood that any discrepancies between the drawing and the site conditions shall remain the responsibility of the architect.
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NB: Cast iron railings to be obscured by mature hedging.



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WEST/SIDE ELEVATION
No. 62 ELSWORTH ROAD

DATE: 14.08.11

Revision

Project title

62 Elsworth Road,
London NW3 3BU

Drawing title

Railings West Elevation
Shown Without Hedging

Client

St James's Real Estate Holdings Ltd

Scale

1:100 @ A3

Date

September 2011

Dwg. no.

1118 00 206 A

Notes

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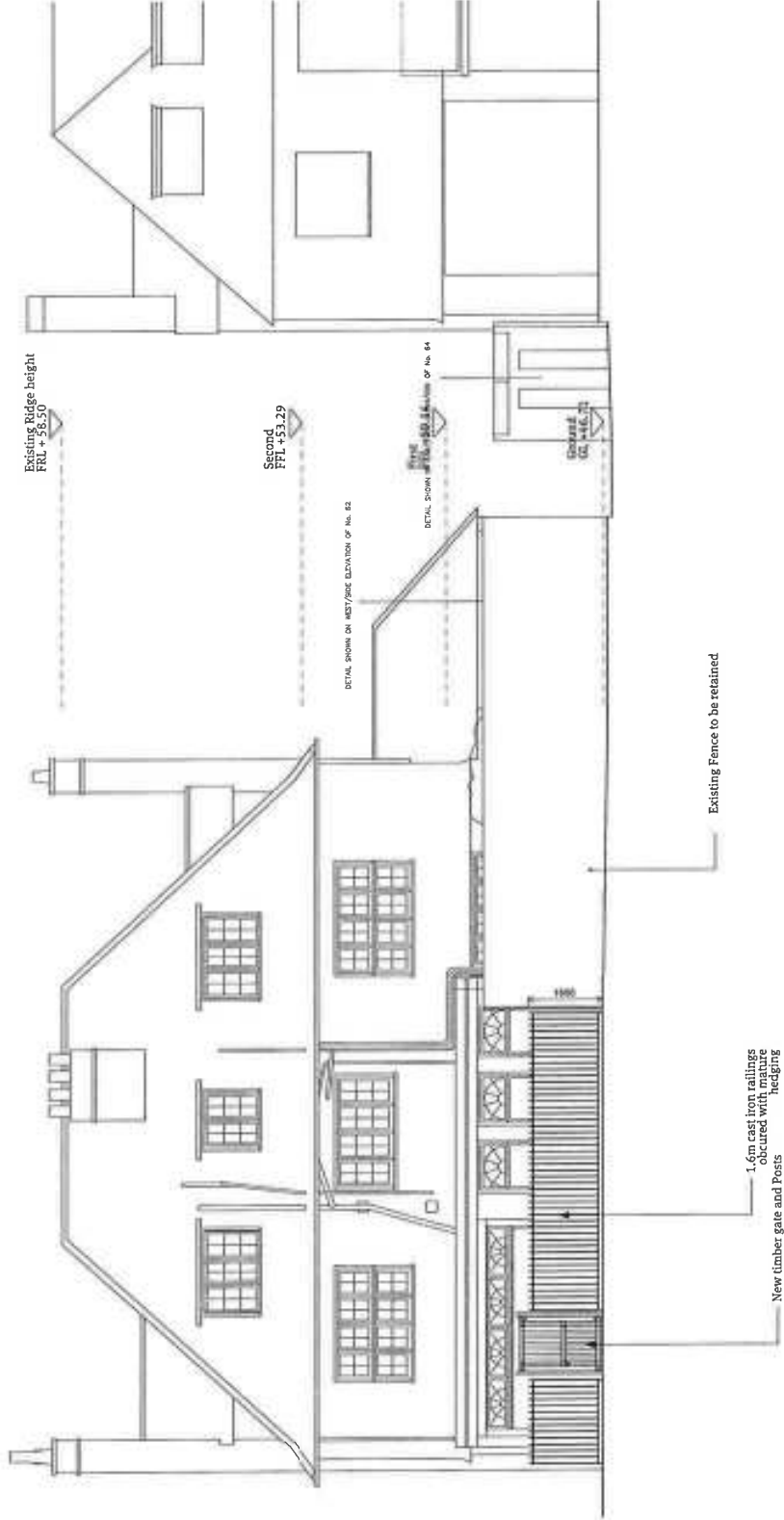
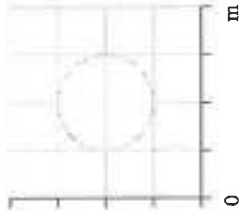
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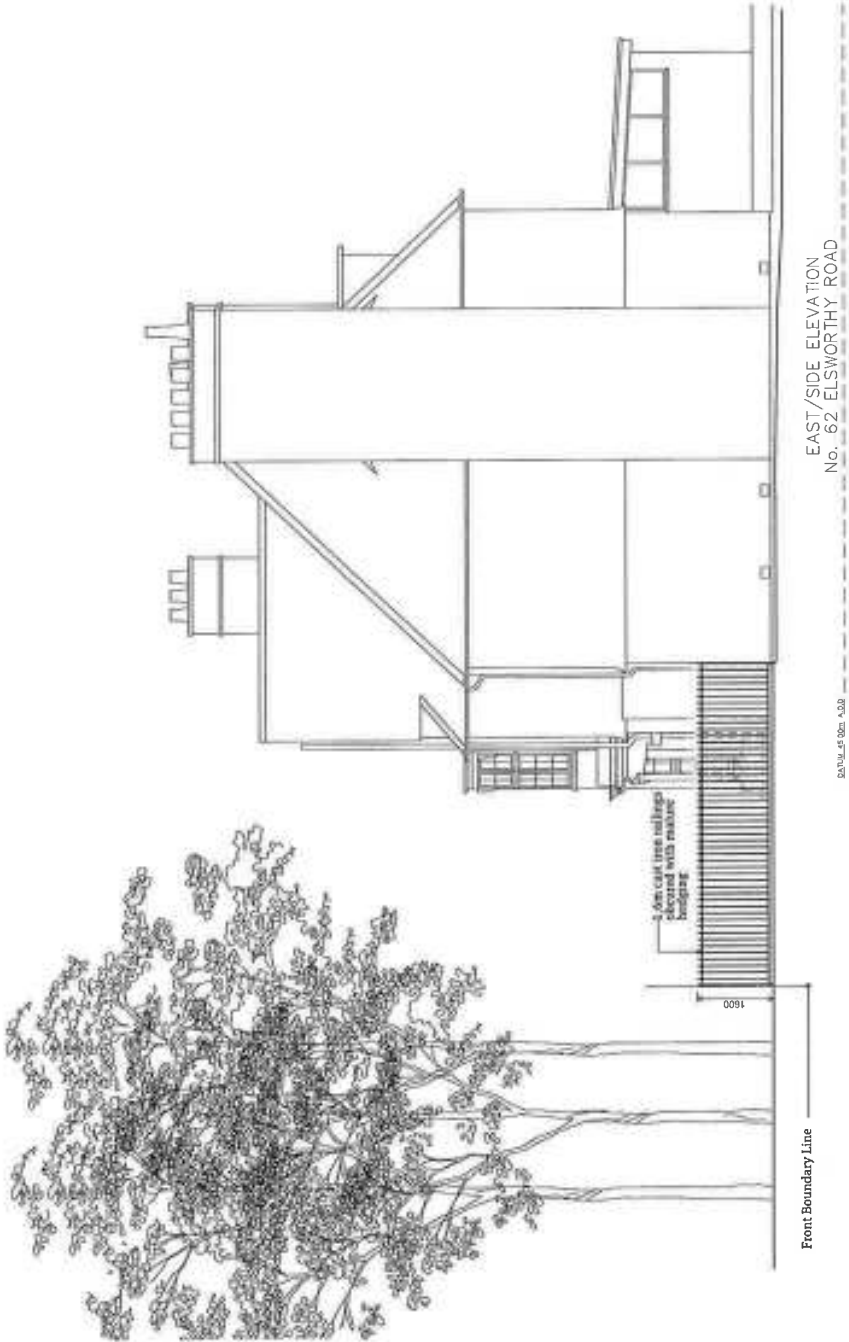
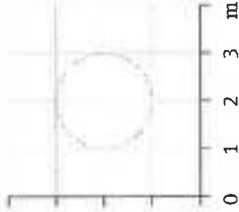
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Cast Iron Railings to be screened
by Mature Box Hedging



NB : Cast iron railings to be obscured by mature hedging.

Revision	
Project title	63 Elsworth Road, London NW3 3BU
Drawing title	Railings Rear Elevation Shown Without Hedging
Client	St James's Real Estate Holdings Ltd
Scale	1:100 @ A3
Date	September 2011
Dwg. no.	1118 00 207 A
Notes	Do not scale this drawing. This drawing is for information only and is not to be used for construction purposes. It is the responsibility of the client to ensure that the drawing is used for the correct purpose and any of the details shown are not to be taken as a guarantee of the design or construction of the project.
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Revision	
Project title	62 Elsworth Road, London NW3 3BU
Drawing title	Railings East Elevation Shown Without Hedging
Client	St James's Real Estate Holdings Ltd
Scale	1:100 @ A3
Date	September 2011
Dwg. no.	1118 00 208 A
Notes	As per scale this drawing is intended to show the proposed railings and hedging. The railings are to be screened by mature hedging. The drawing is for the purpose of the railings and any of the details shown are the copyright of Papa Architects Ltd.
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Cast Iron Railings to be screened
by Mature boxed Hedging

Grant Lock

Subject: FW: 62 Elsworthy Road - Front Boundary wall application. [NLP.FID180941]

From: Grant Lock [mailto:glock@nlppanning.com]

Sent: 11 April 2012 17:45

To: Andy Paps; Andy Paps

Cc: andrey.shachkov@sj-realestate.co.uk; jj.cantwell@sj-realestate.co.uk; andrey.shachkov@sj-realestate.co.uk; jj.cantwell@sj-realestate.co.uk

Subject: RE: 62 Elsworthy Road - Front Boundary wall application. [NLP.FID180941]

Dear Andy,

Many thanks for forwarding those through to Connie. Presume this will have addressed everything. If there is anything else raised, please don't hesitate to email or call me and I can talk to them.

M. 07973110130.

Kind Regards,


Grant.

**Grant Lock
Planner**

Nathaniel Lichfield & Partners, 14 Regent's Wharf, All Saints Street, London N1 9RL
T 020 7837 4477 / E glock@nlppanning.com

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James Jaulim

Subject: RE: No. 62 Elsworthy Road - Revised Hedge planting details - 2012/1074/P [NLP.FID180941]

From: Petrou, Connie [mailto:Connie.Petrou@camden.gov.uk]

Sent: 16 April 2012 10:46

To: Grant Lock

Cc: 'Andy Paps'

Subject: RE: No. 62 Elsworthy Road - Revised Hedge planting details - 2012/1074/P [NLP.FID180941]

Dear Grant,

This application has been reviewed by one of the senior managers and he has agreed to sign off the application in its current form excluding the metal railings. He does not consider the railings to be characteristic of the conservation area regardless of whether they would sit behind the hedging.

Please let me know how you wish to proceed.

Regards

Connie

Connie Petrou

Planning Officer

Development Management, Regeneration and planning

Culture and environment directorate, London Borough of Camden

Town Hall extension, Argyle Street, London WC1H 8EQ

Tel.: 0207 974 5117

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James Jaulim

Subject: RE: No. 62 Elsworthy Road - Revised Hedge planting details - 2012/1074/P [NLP.FID180941]
Categories: Filed

From: Grant Lock
Sent: 16 April 2012 17:50
To: 'Petrou, Connie'
Cc: 'Andy Paps'
Subject: RE: No. 62 Elsworthy Road - Revised Hedge planting details - 2012/1074/P [NLP.FID180941]

Dear Ms. Petrou,

As you are aware from the submitted application documentation and our pre-application discussions, the railings are not a new introduction and have always formed part of the intended boundary scheme proposed by this application. The updated drawings illustrating the design of the railings have been submitted at the behest of officers only to formally clarify their intended design.

However, Andy and I have discussed this matter with our client, and putting aside any discussion of the merit of the railings in this case, we would like you to proceed on the basis of the previously submitted drawings which do not include the railings and approve the application on the basis that there will be no railings included behind the hedge as illustrated.

I trust this will enable you to approve the application.

For clarification can you confirm the number of representations that were received as a result of the public consultation and provide us with copies of these/or a breakdown of the issues raised.

If you require any further clarification please let me know.

Kind Regards.


Grant.

Grant Lock
Planner

Nathaniel Lichfield & Partners, 14 Regent's Wharf, All Saints Street, London N1 9RL
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18/05/2012

James Jaulim

Subject: RE: No. 62 Elsworthy Road - Revised Hedge planting details - 2012/1074/P [NLP.FID180941]

From: Petrou, Connie [mailto:Connie.Petrou@camden.gov.uk]

Sent: 16 April 2012 17:58

To: Grant Lock

Subject: RE: No. 62 Elsworthy Road - Revised Hedge planting details - 2012/1074/P [NLP.FID180941]

Thank you for getting back to me.

I only received one objection and this was very general in nature:

'The erection is not in keeping with houses in Elsworthy Road'.

Just to be clear you would like the application approved without the railings? Key elements of the proposal being the hedging and timber gating (pedestrian and vehicular).

Regards

Connie Petrou

Planning Officer

Development Management, Regeneration and planning

Culture and environment directorate, London Borough of Camden

Town Hall extension, Argyle Street, London WC1H 8EQ

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James Jaulim

Subject: RE: No. 62 Elsworthy Road - Revised Hedge planting details - 2012/1074/P [NLP.FID180941]

From: Grant Lock

Sent: 16 April 2012 18:02

To: 'Petrou, Connie'

Cc: 'Andy Paps'

Subject: RE: No. 62 Elsworthy Road - Revised Hedge planting details - 2012/1074/P [NLP.FID180941]

Dear Ms. Petrou,

Yes, please approve without the railings.

Kind Regards,

Grant.

Grant Lock

Planner

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Grant Lock

Subject: FW: No. 62 Elsworthy Road - Revised Hedge planting details - 2012/1074/P [NLP.FID180941]

From: Petrou, Connie [mailto:Connie.Petrou@camden.gov.uk]

Sent: 23 April 2012 16:06

To: Grant Lock

Cc: Andy Paps

Subject: RE: No. 62 Elsworthy Road - Revised Hedge planting details - 2012/1074/P [NLP.FID180941]

Dear Mr Paps,

Can you please send me the proposed drawings of the boundary treatment excluding the railings?

I will need the revised drawings by close of play on Tuesday at the latest.

Thanks

Regards

Connie Petrou

Planning Officer

Development Management, Regeneration and planning

Culture and environment directorate, London Borough of Camden

Town Hall extension, Argyle Street, London WC1H 8EQ

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Appendix 2 Relevant Policy Extracts

Policy CS14 – Promoting high quality places and conserving our heritage

“The Council will ensure that Camden’s places and buildings are attractive, safe and easy to use by:

- a) requiring development of the highest standard of design that respects local context and character;*
- b) preserving and enhancing Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;*
- c) promoting high quality landscaping and works to streets and public spaces;*
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;*
- e) protecting important views of St Paul’s Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views”.*

Policy CS17 – Making Camden a safer place

“The Council will aim to make Camden a safer place. We will:

- a) work with our partners to tackle crime, fear of crime and anti-social behaviour;*
- b) encourage appropriate security and community safety measures in buildings, spaces and the transport system;*
- c) require developments to demonstrate that they have incorporated design principles which contribute to community safety and security, particularly in areas with relatively high levels of crime, in particular Camden Town, King’s Cross, Bloomsbury, Covent Garden and Kilburn;*
- d) ensure Camden’s businesses and organisations take responsibility for reducing the opportunities for crime through effective management and design;*
- e) promote safer streets and public areas; and*
- f) address the impact of food, drink and entertainment uses, particularly in Camden Town, Central London and other centres”.*

Appendix 3 Historic Photos

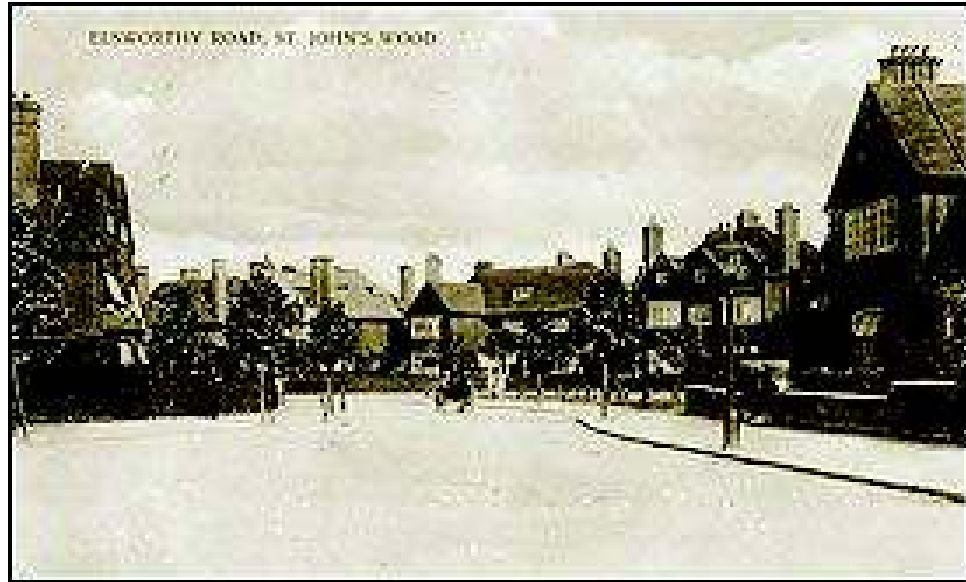


Photo 4A (above): Historic Photograph (c.1905) showing Elsworthy Road. The application site, No. 62 Elsworthy Road is on the left of the photograph with its double front gable and white awnings to the ground and first floor windows. No. 53 Elsworthy Road is on the right hand side.

The photograph is notable because it shows the variety of original boundary treatments present, not all properties have hedged boundaries. No. 53 clearly has a red brick boundary wall with decorative stone copings that survive today, it also has decorative metal pedestrian gates that also survive today, the hedge here is a secondary diminutive element set behind the wall (see also Photo 2.5a). The remains of similar boundaries are also present at No. 55 Elsworthy Road (almost entirely lost) and at No. 57 Elsworthy Road (see also 2.5b). The photo also suggests a much more open boundary was present to the small shared drive at Nos. 45, 47, 49 and 51 Elsworthy Road than is now present, it appears to have posts with chain links.

On the opposite corner (not in picture) the surviving original tall wooden fence posts at No. 1 Wadham Gardens atop a low brick wall suggest a much heavier wooden fence treatment to its extensive boundary than is now present. Again, any hedge would have been a secondary element to the heavier front wooden elements.



Photo 4B (above): Historic Photograph (c.1900-10) showing Wadham Gardens looking east from outside No. 3 (out of shot to right). The properties on the northern (left) side of the road appear to have hedges (e.g. Nos. 5, 7, 9 etc are visible) while No. 8 Wadham Gardens on the south side of the road (left) appears to have originally had a brick wall with light stone copings as a front boundary (in contrast to the wall, railings and secondary planting that it now possesses (see photo 2.14 above)).

Again this demonstrates that boundary treatments were not exclusively and consistently hedges.



Photo 4C (above): Boundary to No. 4 Wadham Gardens (c.1973) showing hedge with black metal painted gates and railings.



Photo 4C (above): Detail of the boundary to No. 4 Wadham Gardens (c.1973) showing hedge with black metal painted gates and railings.

