

Delegated Report		Analysis sheet		Expiry Date:	21/05/2012
		N/A / attached		Consultation Expiry Date:	26/04/2012
Officer			Application Number(s)		
Fergus Freeney			2012/1362/P		
Application Address			Drawing Numbers		
Flat Basement & Ground Floor Front 53 Hollycroft Avenue London NW3 7QJ			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Formation of hardstanding to front garden and replacement wall, fence and trellis to boundary fronting Hollycroft Avenue and Ferncroft Avenue.					
Recommendation(s):		Refuse Planning Permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	07	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	Site Notice: 29/03/2012 – 19/04/2012 Press Notice: 05/04/2012 – 26/04/2012 No comments received					
CAAC/Local groups* comments: <small>*Please Specify</small>	Redington Frogna! CAAC: Object on the following grounds <ul style="list-style-type: none"> - The proposal interferes with existing parking bay and is too close to telecommunication box. - The boundary treatment is unacceptable – low walls and hedges should be reinstated. Heath and Hampstead Society: Object on the following grounds <ul style="list-style-type: none"> - There would be a loss of residents' on street car parking. - The scheme is destructive of the conservation area and character as it leads of loss of green space. - The drawings are dreadfully poor and indicate that the scheme will be poor quality. 					

Site Description

The site is located on the corner of Hollycroft Avenue and Ferncroft Avenue. It comprises a large semi-detached property which is subdivided into flats.

The property is not listed, but is noted as being a positive contributor to the Redington Froggnal Conservation Area.

Relevant History

No relevant history at application site.

Relevant history in surrounding area

46 Hollycroft Avenue (2012/1809/P) - Creation of new vehicular crossover and associated engineering works to create one parking space within landscaped bank, together with cycle parking and hard/soft landscaping in front garden all in connection with existing dwellinghouse (Class C3).
Refused 17/05/2012

23 Hollycroft Avenue (2006/4394/P) - Creation of new vehicular entrance and erection of metal gates in front wall to provide a forecourt hardstanding for two off-street car parking spaces for flat 1.
Refused 22/05/2012 (Appeal dismissed 03/03/2008)

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS11 Promoting sustainable and efficient travel

CS14 Promoting high Quality Places and Conserving Our Heritage

DP19 Parking standards and limiting the availability of car parking

DP24 Securing High Quality Design

DP25 Conserving Camden's Heritage

DP26 Managing the impact of development on occupiers and neighbours

Assessment

Proposal: Permission is sought for the creation of a vehicle crossover and alterations to the front boundary treatment and front garden to allow for off-street parking.

The drawings provided by the applicant are unclear and do not appear to be drawn to scale.

Assessment:

The main planning issues associated with the proposed development have been identified its design/impact on the conservation area and transport. These are assessed below in the context of planning policy and other material considerations.

Design/Impact on the Conservation Area

Policy DP25 of the LDF requires development to preserve and enhance the character and appearance of the conservation area. The application site is identified in the Redington/Froggnal Conservation Area Statement as being located within Sub Area Two: The 'Crofts' and specifically noted as being a positive contributor to the conservation area. The statement also draws reference to the loss of retaining walls in the area being detrimental to the streetscape and considers that street trees (mainly London Planes) contribute greatly to the 'Crofts'.

The application proposed to remove a section of low wall and fencing (approx 3m in length) to replace with a similar style timber fence and trellice to act as a gate for vehicular access. A drop kerb would be created at the pavement edge and hardstanding would be installed for off-street car parking.

The Redington Froggnal Conservation Area Statement advises that alterations to the front boundaries between the pavement and houses can dramatically affect and harm the character of the conservation

area. Where there are low walls alongside the road and within properties they add to the attractive appearance of the front gardens and architectural setting of the buildings. Particular care should be taken to preserve the green character of the conservation area by keeping hedges. The loss of front boundary walls where it has occurred detracts from the appearance of the front garden by reducing the area for soft landscaping in this urban residential area. Furthermore, the loss of front boundary walls facilitates the parking of vehicles in a part of the property, which would adversely affect the setting of the building and general streetscene. The works proposed are therefore considered to be unacceptable and would cause irreversible visual harm to the character and appearance of the conservation area, contrary to the design guidance in CPG1 and the Redington/Frongnal Conservation Area Statement and policies DP24 and DP25 of the LDF.

Transport

Policy DP19 seeks to ensure that the creation of additional off-street parking will not have a negative impact on on-street parking, highways or the environment. The proposals submitted identify the requirement for a new crossover to facilitate access to the new hard standing area. Policy DP21 also expects works affecting the highway to avoid harm to on-street parking conditions to Controlled Parking Zones.

There is currently no vehicular access associated with the property and the site is within the Controlled Parking Zone (CPZ) Redington and Frongnal CA-S, which operates Mon-Fri between 12:30 – 14:30. To enable a vehicle to access the new hardstanding area a crossover would be required as well as the removal of a section of on-street parking. The proposal is unacceptable as it would result in the detrimental amendment of a CPZ and put pressure on the on-street parking which would be available for the public and in effect reserve this parking provision for the sole use of occupiers of the host building, contrary to policy DP21.

The proposed crossover is assumed to be within 10m of the give way junction with Ferncroft Avenue, this is considered to introduce a new vehicle movement close to a junction which raises concerns on highway and safety grounds, the proximity of the proposed crossover to a junction is considered to be contrary to policy DP19.

Under policy DP19 it is considered that the removal of front garden to provide the new hard standing would be contrary to parts h) and i) that seek to preserve the buildings setting and character of the surrounding area and to preserve the features of the garden which currently contributes to the visual appearance of the area.

Summary

The proposal would have a negative impact on the appearance of the host building and wider conservation area, contrary to policies DP24 and DP25. Furthermore, it would result in the loss of an on street parking bay and would be located close to a junction so as to pose a hazard to the safe movement of traffic contrary to policies DP19 and DP21.

Recommendation: Refuse Planning Permission

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