

**TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)**

DESIGN & ACCESS STATEMENT

Erection of a boundary wall and vehicular and pedestrian gates
(part retrospective)

16 HOLLY WALK, LONDON, NW3 6RA



RTPI

mediation of space · making of place

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APPENDIX 1 - PHOTOS

1.0 SITE AND SURROUNDINGS

1.1 The application site is located on the western side of Holly Walk and is occupied by a modern three-storey building. The property is used as a single-family dwellinghouse.

1.2 Holly Walk links Church Row located in the south with Mount Vernon to the north and rises steeply. The surrounding area is largely residential in character and includes many fine historic houses and cottages. Buildings in the area are of varied scale and design. There is a broad range of boundary treatments which include high brick walls and timber fences, lower railings, mature vegetation and in some cases a mixture of the above materials.

1.3 The area and landscape is of significant architectural value and falls within the Sub Area 4 (Church Row/Hampstead Grove) of the Hampstead Conservation Area. There are several listed buildings in the area including the Moreton House located to the north of application site and No's 1-9 Holly Place located opposite the application site. The building occupying the application site is not listed.

2.0 RELEVANT PLANNING HISTORY

2.1 Planning permission (ref: 2005/1055/P) for the demolition of existing building and erection of a basement and two storey detached single family house with integral garage was granted on 03/08/2005. Condition

5 required the submission of full details of means of enclosure (amongst other) and approval by the LPA.

- 2.2 Planning permission (ref: 2006/0966/P) for minor extension to the basement at front and rear and alterations to some elevation materials (revision to permission 2005/1055/P) was granted on 26/04/2006.
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- 2.4 Planning permission (ref: 2007/1513/P) for relocation of building by 500mm from northern boundary and minor facade alterations to new residential building (revision to planning permission 2005/1055/P) was granted on 08/06/2007.
- 2.5 Planning permission (ref: 2008/1933/P) for alterations to south elevation at ground and first floor level (revision to planning permission 2005/1055/P) was granted on 10/06/2008.
- 2.6 Planning application (ref: 2009/4195/P) to discharge Condition 5 and 7 pursuant to planning permission ref 2005/1055/P was approved on 2/09/2010.
- 2.7 Planning application (ref: 2012/1303/P) for erection of boundary wall with trellis and vehicular gate was submitted on 02 March 2012.

3.0 **PROPOSAL**

3.1 The proposal is for erection of a boundary wall on the eastern and northern sides. The scheme also involves provision vehicle and pedestrian gates. The application is partially retrospective.

3.2 The proposed scheme includes minor changes to the existing boundary wall, mainly the removal of a pillar adjoining to the existing vehicular gate (reduction in height to match boundary wall) and the reduction in height of the side trellis to 2m.

4.0 **PLANNING POLICY**

NATIONAL POLICY

4.1 **National Planning Policy Framework** outlines the Government's approach to planning. At the heart of NPPF is the presumption in favour of sustainable development.

LONDON PLAN (2011) *Relevant Policies*

4.2 **Policy 7.3 'Designing out crime'** aims to ensure that design of any **new development** reduces the opportunities for criminal behaviour and contribute to a sense of security without being overbearing or intimidating.

4.3 **Policy 7.4 B 'Local character'** states that buildings, streets and open spaces should provide a high quality design response that:

- a) has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass,
- b) contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area
- c) is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings
- d) allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area
- e) is informed by the surrounding historic environment

4.4 **Policy 7.6 B 'Architecture'** states that buildings and structures should:

- a) be of the highest architectural quality
- b) be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm
- c) comprise details and materials that complement, not necessarily replicate, the local architectural character
- d) not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings
- e) incorporate best practice in resource management and climate change mitigation and adaptation
- f) provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces
- g) be adaptable to different activities and land uses, particularly at ground level,

- h) meet the principles of inclusive design
- i) optimise the potential of sites.

LOCAL POLICY

Camden Core Strategy (Adopted 2010) *Relevant Policies:*

4.5 Policy CS14 Promote High Quality Places and Conserve Our

Heritage states that:

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.

Camden Development Policies (Adopted 2010) *Relevant Policies:*

- #### **4.6 Policy DP24 Securing High Quality Design** states that 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;
- f) existing natural features, such as topography and trees;
- g) the provision of appropriate hard and soft landscaping including boundary treatments;

4.7 **Policy DP25 Conserving Camden's Heritage** states that 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;
- g) not permit development that it considers would cause harm to the setting of a listed building.

4.8 **Policy DP26 Managing the Impact of Development on Occupiers and Neighbours** states that the Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors to consider include:

- a) visual privacy and overlooking;
- b) overshadowing and outlook;
- c) sunlight, daylight and artificial light levels;

Supplementary Planning Guidance:

- 4.9 **CPG1 Design** provides design guidance for common types of developments. In relation to boundary treatments, it advocates that they should be considered as part of wider cohesive scheme design. The design, detailing and materials are expected to provide positive contribution to the character and distinctiveness of the area and integrate the site into the streetscene. In Conservation Areas, original surface materials and boundary features should be retained or re-introduced but new materials can be introduced if they are complementary to the setting. The guidance also states that design should be effective for its function.

Other guidance:

- 4.10 **Hampstead Conservation Area Statement** provides character appraisal and guidelines of this conservation area. With regards to the application site and its immediate surroundings it states that: *"Moreton House is a listed detached house (1896) with gable roofs and rough cast render by Garner. A couple of late 20th century houses have been built on its garden. **No. 16 unfortunately has a wide open frontage that disrupts the streetscape.** There is also an unsightly garage court behind No. 16 Frognaal Gardens. Three narrow paths with tiny cottages on one side lead off Holly Walk on either side of Holly Place (...)."*
- 4.11 The character appraisal outlines that high boundary walls and fences are common in the area surrounding the application site. The document notes the variety of high boundary treatments and points to examples of wooden fence and trellis and a high brick wall at Mount Vernon Cottages,

Mount Vernon House and Holly Bush Hill. The loss of garden walls is identified is a local issue.

- 4.12 In terms of design guidance relating to boundary treatments the document says that *"alterations to the front boundaries between the pavement and properties can dramatically affect and harm the character of the Conservation Area. **Brick walls and piers, railings and hedges are enormously important to the streetscape and there is a rich variety of detail and materials in the area.** There are a number of styles of front boundaries referred to in the text and these distinctive and attractive features should be retained and restored where they have been lost."*

5.0 **COMMENTS**

5.1 **AMOUNT**

- 5.2 The proposal relates to eastern and northern boundary treatment.

5.3 **LAYOUT**

- 5.4 The scheme does not include any changes to the existing layout of the property or site.

5.5 **SCALE**

- 5.6 The proposed boundary wall and trellis are considered to be in-keeping with the scale of the main property and the surrounding area. The side

boundary wall and trellis (on the boundary with Moreton House) would be reduced to 2m. The front boundary wall would be approximately 1.9m which is comparable to many boundary treatments in the area. Indeed, No 11 Holly walk features a higher brick boundary wall which is approximately 2.2m high. This high boundary treatment continues at Moreton House, which benefits from relatively low boundary wall and high mature vegetation. A high boundary wall can also be seen opposite Moreton House at No 11.

5.7 The southern part of Holly Walk is dominated by high fences screening the rear gardens of properties facing Frogna Gardens (No's 2 -14). The open character of the garage court behind No. 16 Frogna Gardens is identified in the Conservation area Statement as a feature detracting from the special character of this area. Similarly, the application site used to have a more open aspect and this was identified as an issue in the Conservation Area Statement.

5.8 As outlined above, boundary treatments on the western side of Holly Walk are predominately high fences and boundary walls. While there are examples of lower boundary treatments, these are identified in the Conservation Area Statement as either detracting from the local character (No 16 Frogna Gardens) or being of neutral value (No 18 Holly Walk). There are other examples of lower boundary walls on the eastern side of Holly Walk, however the sites that feature them are distinctly different to the application site. This includes properties along Holly Place, which is a complete compositional group delineating the approach to St Mary's Church and feature staggered front boundaries with low railings. Also the graveyard located to the south is enclosed by low railings.

5.9 Given the above, it is considered that the proposed boundary wall would appear in-keeping with the scale and pattern of the surrounding development and preserve and enhance the character and appearance of the Conservation Area. Therefore, the proposed scheme follows the advice given in the Council's CPG1 and complies with CS Policy CS14 and the Development Policies DP24 and DP25.

5.10 The proposed boundary treatment would not have a negative impact on the amenities of the neighbouring properties. The proposed wall and trellis along the northern elevation would be approximately 2m high and be comparable to what is usually permissible under permitted development. Therefore, there would be no undue loss of light or outlook while the privacy of the occupiers of both properties would be protected. In this respect the proposal complies with Policy DP26.

5.11 **LANDSCAPING**

5.12 Not applicable.

5.13 **USE**

5.14 The proposal scheme does not involve changes to the existing use of the property.

5.15 **APPEARANCE**

5.16 It is submitted that the proposed scheme would have a positive impact on the character and appearance of the site and the surrounding area.

All aspects of the proposed design have been carefully considered in the development of this proposal. The proposal would create a high quality design sympathetic to the existing building and consistent with current best practice in architectural design.

- 5.17 The proposed design is based on an understanding of the local context. As outlined in paragraphs 5.6 – 5.8 of this statement, the scale and height of the proposed boundary treatment have been designed to respect the local pattern of development.
- 5.18 The proposed boundary wall would be rendered and painted white (as existing). The white render blends in with the main house. The proposed choice of materials is in-keeping with the modern appearance of the main property. It is considered that the proposed modern materials are more appropriate on this site than the approved scheme (ref:2009/4195/P) which involved a brick boundary wall. The proposal also follows the LPA guidance which states that boundary treatments should be designed in the context of what is on site, which in this case is a contemporary design.
- 5.19 It is noteworthy that boundary treatments in the area include a broad range of designs and materials, including brick walls with trellis above. Photographs of some developments from the local area are provided in Appendix 1.
- 5.20 The proposal also involves pedestrian and vehicular timber gates which follow the approved design. The pedestrian gate is located in the middle of the frontage which allows to visually break up the length of this boundary treatment.

5.21 **ACCESS**

5.22 The proposal includes vehicular gate which is located in the northern part of the site and provide easy access to garage. There is an existing dropped kerb. The position o the proposed vehicular gate is comparable to the previously approved scheme.

5.23 It is proposed to retain the pedestrian gate in its current location. It is considered that this is more convenient and safer than the previously approved scheme.

6.0 **CONCLUSION**

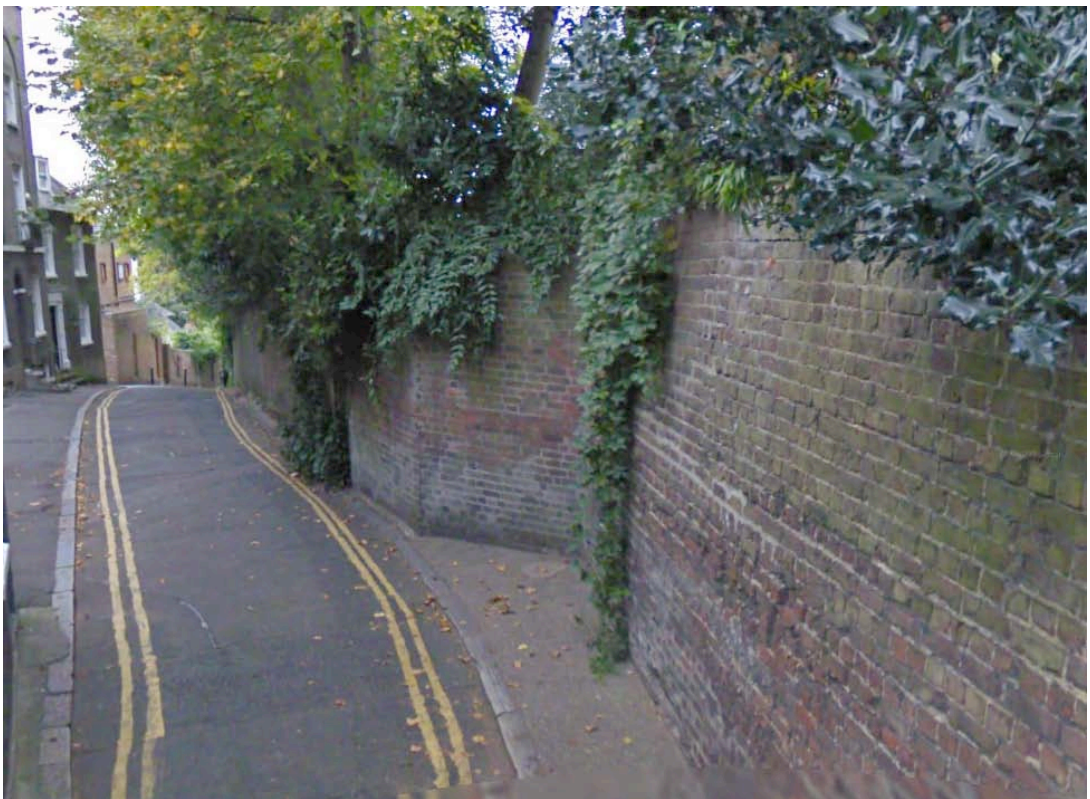
6.1 It is considered that the proposal would provide high quality accommodation and would not have any negative impact on either the appearance of the area or the amenities of adjoining occupiers. The proposed scheme preserves and enhances the special character and appearance of Hampstead Conservation Area and complies with the provisions of the Core Strategy and the Development Management Policies. The scheme would not result in demonstrable harm to interests of acknowledged importance.

EXAMPLES OF BOUNDARY TREATMENTS IN THE AREA

HOLLY WALK



MOUNT VERNON



CHURCH ROW/FROGNAL GARDENS



CHURCH ROW



FROGNAL













FROGNAL RISE



WINDMILL HILL



