

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	05/03/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>	16/02/2012	
<b>Officer</b>			<b>Application Number(s)</b>			
Tina Garratt			1. 2012/0119/P 2. 2012/0268/L			
<b>Application Address</b>			<b>Drawing Numbers</b>			
15 GREVILLE PLACE LONDON NW6 5JE			Refer to decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>			
<b>Proposal(s)</b>						
Alterations to provide new pedestrian entrance opening and gate within existing front wall to dwelling house (Class C3).						
<b>Recommendation(s):</b>		1. Refuse planning permission 2. Refuse listed building consent				
<b>Application Type:</b>		Full Planning Permission				
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice				
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	03	No. of responses	00	No. of objections	00
			No. electronic	00		
<b>Summary of consultation responses:</b>		A press notice was published on 26/01/2012 and a site notice was displayed on 09/01/2012. No responses were received following a 21 day consultation period.				
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A – There is no CAAC for this area.				

## Site Description

The site is located on the north side of Greville Place, between Greville Road and Bolton Road, within the St. John's Conservation Area. No.15 comprises one half of a semi-detached property, which forms one of a pair of mid 19<sup>th</sup> century villas. The building is built of yellow stock brick and is decorated with stucco dressings, including window surrounds, cill bands, cill brackets, keystones and string courses. The slated roof has overhanging eaves and is pierced by a small central rounded pediment with shell motif. The building is set back from the road with a large front garden which has been given over to hard standing. The boundary treatment is defined by a high yellow brick wall pierced by 2 double gates.

## Relevant History

J5/13/1/HB2475 GRANTED 04/09/1980

Demolition and alterations to the front garden wall in connection with the formation of a means of access to the highway.

## Relevant policies

### LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

### Camden Planning Guidance 1: Design (April 2011)

St Johns Wood Conservation Area Character Appraisal and management Strategy

## Assessment

The works proposed comprise the insertion of a pedestrian gate and gate piers between the 2 existing double entrance gates within the front boundary wall. The boundary wall is listed by virtue of defining the cartilage of the listed building and the works proposed must be considered with regard to:

1. The harm caused by the loss of historic fabric
2. The harm to the setting of the listed building and the wider setting of the group of listed buildings
3. Whether the proposals preserve and enhance the character or appearance of the St. John's Wood Conservation Area.

## Assessment

The property forms half of a semi detached house and the house forms one of 2 large Italianate mid-19<sup>th</sup> century villas. The dwellings are characterised by their scale and grandeur and their architectural detailing. Each semi-detached pair is read, as conceived, as one large dwelling set within a spacious plot enclosed by tall boundary walls. The high boundary walls to Nos. 17 and 19 have been lost which has lessened the grandeur and harmed the setting of these two dwellings to some degree. However, recently approved applications at No.19 (2011/4012/P & 2011/4014/L) will see the reinstatement of a high boundary wall and double gates to echo Nos.13 and 15 and will replicate the original boundary treatment. As part of this application, proposals for a gate to access a recycling storage unit were designed out of the proposals on the basis that it was considered incongruous, out of character with the other properties and would set a precedent for the other properties which would further erode the streetscape.



The property already has 2 double vehicular gates which provide access to the property. One of these gates could be modified to provide pedestrian access without harm to the setting of the listed buildings. The insertion of another gate would result in the loss of boundary wall which is considered an integral part of the setting of these listed buildings and would create a greater degree of clutter within the streetscape. Furthermore, the design of the gate, with gate piers and pediments, would appear overly fussy and out of character with the other pedestrian gates which are simply set within the wall.

The boundary treatments of the properties on the opposite side of the street are also consistent. Tall boundary walls remain prominent, pierced by only one pedestrian or one double gate. The conservation area appraisal specifically identifies the principal factors that could influence change in the character and appearance of the area include extensions to properties or alterations in boundary treatments. It specifically states:

*“The historic boundary treatments along the frontages of many properties are an important facet of the character of the area. The Council will resist the loss of original railings, gates, stucco and brick walls and gateposts...”*

On the grounds that the insertion of an additional gate would further erode the characteristic boundary wall and the character and appearance of the streetscape and thereby the conservation area it is recommended that both applications be refused.

Recommendation: Refuse planning permission  
Refuse listed building consent

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