

Delegated Report		Analysis sheet		Expiry Date:	11/11/2011
Members Briefing		N/A / attached		Consultation Expiry Date:	20/10/2011
Officer			Application Number(s)		
Fergus Freeney			2011/4472/P		
Application Address			Drawing Numbers		
24 Platt's Lane London NW3 7NS			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of front boundary wall with metal gates and side boundary wall and metal fence to enclose existing hard paved front forecourt to dwelling house (Class C3)					
Recommendation(s):		Grant Planning Permission			
Application Type:		Householder Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	03	No. of responses	01	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was displayed for 21 days from 23/09/2011 and a press noticed published on 29/09/2011/2011</p> <p>43 Platts Lane</p> <p>We feel very strongly (as with the previous application of this type in respect of the same property that was turned down) that such boundary fencing (iron gates) are out of keeping with the rest of the boundaries in the road which are by and large brick or wood. The area is a conservation area and efforts should be made to keep the aspect of the road integral.</p> <p>The recent work 4 doors down is a good example of how the boundaries can be updated but in keeping. Iron gates would spoil the visual amenity greatly. We can see the need and benefit of some kind of boundary wall but suggest this be in keeping with others in the road. We are directly opposite the property in question so consider our opinion should be a material consideration for the council in its deliberations</p> <p>Officer response: see paragraphs 1.1, 1.4 and 1.5.</p>					
CAAC/Local groups* comments: *Please Specify	Redington Frognal CAAC – No comments received.					

Site Description

The application site is a semi-detached single-family dwelling house located on the eastern side of Platts Lane. The site is located in Redington/Frognaal Conservation Area and is identified in the Conservation Area Statement as part of a group of buildings that make a positive contribution to the conservation area.

Relevant History

2007/6148/P - Erection of front boundary wall with metal gates and side boundary wall to enclose existing hard paved front forecourt. *Approved 04/03/2008*

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 2011

Bloomsbury Conservation Area Statement

Assessment

Proposal:

1.0 Permission is sought for the erection a front boundary wall and electric gate.

1.1 The proposal is a resubmission of a previously approved scheme (2007/6148/P) the time to implement the scheme has now elapsed.

Assessment:

1.2 The policy and guidance documents used to assess the previous scheme have been superseded by the Local Development Framework and Camden Planning Guidance 2011. However, the policy and guidance relating to applications of this nature have not changed significantly.

1.3 The proposal would see a 1.3m high wall and electric gate erected on the front boundary of the site; the wall would have a 30cm high reclaimed London Stock Brick wall with 1m high metal balustrade on top. The existing hedge in the front garden will be retained. The key material considerations are the design of the proposed development, and the impact that it would have on the character and appearance of the Conservation Area.

1.4 It is considered that the design of the proposed boundary wall is acceptable and would not have a detrimental impact on the appearance of the host building, and would preserve and enhance the conservation area. The wall has been designed so that there is a 0.3m high brick wall at the base then a 1m high metal balustrade on top allowing the wall to not be a solid barrier between the property and the street and allowing the property to remain part of the streetscene. The use of original materials such as metal is encouraged and considered appropriate in the conservation area.

1.5 The properties surrounding the application site have front walls of various height and materials. Adjacent at No.26 has a 0.5m high brick wall whilst the other side No.22 has a 1.5m part brick part timber wall. Opposite at No.41 is a 2m high timber fence; White Court, No.43, No.45 and No.47 have 1.2m high boundary wall with a brick base and metal balustrade above similar in design to that proposed at No.24.

Conclusion:

1.6 It is considered that the proposed means of enclosure would not have a detrimental impact on the Conservation Area and is of an acceptable design; as such, the proposal is recommended for

approval.

Recommendation: Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 7th November 2011.

For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>