

Delegated Report		Analysis sheet		Expiry Date:		03/11/2011	
		N/A / attached		Consultation Expiry Date:		13/10/2011	
Officer				Application Number(s)			
Rob Tulloch				2011/4523/P			
Application Address				Drawing Numbers			
3 Wadham Gardens LONDON NW3 3DN				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of a vehicular gate onto Wadham Gardens street elevation to dwelling house (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Householder Application					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	04	No. of responses	00	No. of objections	00	
Summary of consultation responses:	Press advert 22/09/2011 Site notice 16/09/2011 No responses received						
CAAC/Local group comments:	Elsworthy CAAC raise no objection.						
Site Description							
The application site is a three storey red brick detached house standing in a large garden, and occupying a prominent corner site on the north-east side of the junction of Wadham Gardens and Harley Road. It was built at the turn of the 20 th Century by William Willett and is located within the Elsworth Conservation Area and listed as a building that makes a positive contribution to the conservation area.							
Relevant History							
2010/1578/P & 2010/1585/C Erection of ground and first floor extension to north-east side and single storey extension to rear following the demolition of existing single storey side and rear extension, creation of new basement with three lightwells, insertion of rooflights to side roof slope and other alterations to fenestration (Class C3). Refused 07/05/2010. Appeal dismissed 25/11/2010.							
2010/3375/P Erection of single storey ground floor extension to north-east side and single storey extension to rear following the demolition of existing single storey side and rear extension, creation of new basement with three lightwells, insertion of rooflights to side roof slope and other alterations to fenestration (Class C3). Granted 16/08/2010							

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

Elsworthy Conservation Area Appraisal and Management Strategy

Assessment

1 Proposal

1.1 The proposal is for a sliding vehicular gate. The main issues are:

- design
- amenity

2 Design

2.1 It is proposed to install a timber sliding gate across the existing vehicular entrance. There is no gate at present and the existing opening would not change in size. The proposed gate would measure approximately 4m (w) x 1.8m (h) and be stained to blend in with the wall. It is considered that the materials and simple design would not harm the appearance of the building or conservation area.

2.2 The previous schemes for basement and side extensions included metal vehicular gates, similar to the non-original pedestrian gate, which were considered out of keeping with the conservation area. Although a revision proposed timber gates, the design was not considered to relate to the surrounding Willett estate. It was agreed that a simple, solid timber gate would be most appropriate and the design submitted is as a result of consultation with a Council Conservation and Design Officer.

2.3 As such the proposal is not considered to harm the character or appearance of the conservation area and would comply with policies CS14, DP24 and DP25 of the LDF and Camden Planning Guidance.

3 Amenity

3.1 The proposal is not considered to harm the amenity of any adjoining occupiers, as such it would comply with policies CS5 and DP26 of the LDF and Camden Planning Guidance.

4 Recommendation: Grant Planning Permission

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