

Delegated Report		Analysis sheet		Expiry Date:	29/09/2011		
		N/A / attached		Consultation Expiry Date:	15/09/2011		
Officer			Application Number(s)				
Tina Garratt			1. 2011/4012/P 2. 2011/4014/L				
Application Address			Drawing Numbers				
19 Greville Place London NW6 5JE			Refer to decision notice				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Alterations to the front and side elevation of existing residential dwelling (Class C3) for: new vehicular access and permeable surface, installation of new fencing, the erection of a recycling lean-to and new stairs and gate to the side elevation.							
Recommendation(s):		1. Grant planning permission 2. Grant listed building consent					
Application Type:		1. Householder application for planning permission 2. Listed building application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A press notice was published on 25/08/2011 and a site notice was erected on 17/08/2011. No consultation responses were received from the 21 day consultation period.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The site is a mid 19th Century four storey semi-detached house. It is constructed in yellow stock brick with stucco dressings, floor and cill bands. It lies within the St Johns Wood Conservation Area and is listed Grade II.

Relevant History

2011/0609/P 2011/0613/L - External alterations including repair to existing slates/windows and re-opening of side door to dwelling house (Class C3). Granted

9370098 & 9370168 The refurbishment and restoration of the two buildings as two residential dwellinghouses together with the demolition of the existing rear extension and rear fire escape and the erection of a low front boundary wall surmounted by railings. Granted 08/07/1993

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 proposals include the following works:

- New steps to the side passage on the north side of the property and new hardwood framed and boarded gate and fence
- Erection of timber with lead roof recycling bin with access door set within boundary wall and accessed from the street
- Replacement of low front boundary wall and railings and replacement with a 2m high brick boundary wall with integral gate for recycling and bin store and letterbox in gate pier
- Creation of a wider vehicular entrance and wider crossover with radius corners to improve vehicular access
- Replacement of the existing tarmac driveway surface with Addaset porous resin bound gravel surfacing (Autumn Gold colour)
- Replacement of existing steel balustrade to front entrance steps with painted cast iron railings with arrow head finials

The property forms one half of a semi-detached villa (Nos.17 & 19) which forms one of a pair of houses (with Nos.13 & 15). Whilst the properties are constructed of yellow stock brick and have similar detailing in the form of rendered window surrounds, storey and cill bands, cill brackets and keystones, there are differences within the links between the semi-detached pairs. The boundary treatments of the 2 pairs also differ. Nos. 13 and 15 are bounded by brick walls but Nos. 17 and 19 are bounded by low brick walls, railings and planting. Furthermore, the brick walls bounding Nos.13 &15 are pierced by a variety of pedestrian and vehicular gates of varying designs but are all of timber construction and side hung.

The proposed replacement of the existing boundary treatment would result in the loss of greenery within the front garden but would echo the treatment of Nos.13 and 15, therefore the principle of erecting a brick wall to match Nos.13 and 15 is considered acceptable.

The incorporation of a gate to access the recycling storage unit would appear incongruous and out of character with the other properties. It could set a precedent for the other properties which would further erode the streetscape. Accordingly, this detail has been removed from the proposals and the drawings subsequently revised.

The forecourts of Nos. 13 and 15 are not generally visible from the street as the plots are bounded by the 2m high brick walls and solid timber gates. However, it would appear from photographic evidence that they have a variety of surface treatments. The proposed treatment both in terms of the material and the colour is acceptable. However, no details have been provided to ascertain whether the existing tarmac surface will be removed or whether the new surface would be laid over the top. In order for the porous bound gravel to work as a permeable surface, the tarmac would have to be removed. Accordingly whilst the principle of the bound gravel is acceptable, further details are required and this should be attached as a planning condition.

The existing modern timber side gate is set back from the front elevation of the property and would be removed. The proposals include the incorporation of new York stone steps and a new timber side gate. Whilst the gate would have only a nominal set back, it would not be visible from the street as a result of the height of the front boundary walls of this and the adjacent property. No section or elevation drawings have been provided to show the height of the gate and fence therefore a condition should be attached to the planning consent to approve the height. The new stone steps at the side of the property are acceptable and York stone would be an appropriate and durable material. However, to ensure consistency with the 'natural' stone recently approved for the front entrance steps a condition should be attached to ensure the same type of stone is used for both steps and a sample of the stone should be approved in writing prior to the works commencing.

Subsequent to the minor revisions made to the proposals, all of the proposals are now acceptable and would preserve the setting of the listed building.

Recommendation:

1. Grant planning permission
2. Grant listed building consent

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