

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		09/06/2011	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Tom Little				2011/1668/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
35 Heath Drive London NW3 7SD				LAP-01			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Submission of details of hard and soft landscaping pursuant to condition 3 of planning permission dated 26/06/2007 (ref no. 2007/1474/P) for additions and alterations to existing dwelling house including excavation to provide new basement, erection of a two storey side extension, single storey rear and front extensions, and front and rear roof dormers.							
<b>Recommendation(s):</b>		Part grant/ part refuse					
<b>Application Type:</b>		Approval of Details					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		NO SN/PN					
<b>CAAC/Local groups* comments:</b> *Please Specify		None					

## Site Description

The subject site falls within the Redington and Frogna Conservation Area and is identified as a building that makes a positive contribution to the Conservation Area. The site accommodates a detached dwellinghouse, with car parking within the forecourt area. The topography of the site rises to the rear so that the 2 storey building reads as single storey one with a lightwell on the rear elevation.

## Relevant History

Planning permission 2007/1474/P granted on 26/06/2007 for additions and alterations to existing dwellinghouse including excavation to provide new basement floor with front lightwells, erection of a two storey side extension, erection of single storey rear and front extensions, and erection of 2 roof dormers at front and rear.

## Relevant policies

### LDF Core Strategy and Development Policies

CS14 (Promoting high quality places and conserving our heritage)  
DP24 (Securing high quality design)  
DP25 (Conserving Camden's heritage)

## Assessment

The application is pursuant to condition 3 of planning permission dated 26/06/2007 (ref no. 2007/1474/P) which requires the submission of full details of hard and soft landscaping, including replacement planting, and means of enclosure of un-built open areas.

Soft landscaping and replacement planting:

The proposed landscape details relating to the discharge of condition 3 is considered to be acceptable and the proposed planting to the rear will create a sufficient screen between the properties to compensate for the screening lost due to the removal of the 3 fruit trees.

It is recommended that the part of condition 3 relating to the soft landscaping and replacement planting be discharged.

Enclosure of un-built open spaces:

Boundary treatments towards the southern end of Heath Drive are generally low, creating an open feel and inclusive relationship between the street and the buildings along it. The Redington / Frogna conservation area statement recognises the importance that elements of the streetscape have on the character and appearance of the conservation area and identifies the introduction of inappropriate front boundaries as often resulting in a detrimental impact to the Conservation Area.

Following a site visit it was noted the entrance gate has already been constructed, is approximately 2 metres in height and is of a solid white multi-panelled design which has an incongruent and visually dominant appearance totally at odds with the prevailing character of the streetscene resulting in demonstrable harm to the character and appearance of the host building, streetscene and the conservation area.

It is recommended that the part of condition 3 relating to the enclosure of un-built open areas be refused.

Reason why the Council considers it expedient to initiate enforcement action:

The entrance gate by reasons of its height and appearance would be detrimental to the character and appearance of the building, streetscene and the Redington / Frogna Conservation Area contrary to Policies CS14 (Promoting high quality places and conserving our heritage), DP24 (Securing high

quality design),DP25 (Conserving Camden's heritage).

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