

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		07/06/2011	
		N/A / attached		<b>Consultation Expiry Date:</b>		19/05/2011	
<b>Officer</b>				<b>Application Number(s)</b>			
Gavin Sexton				2011/1863/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Land at the rear of 53 Eton Avenue London NW3 3EP				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>							
Details of all four boundaries pursuant to condition 3 of planning permission dated 03/06/10 (2009/5483/P) (as amended by planning permission dated 07/03/11 2011/0203/P) for the erection of a two storey dwelling house (Class C3).							
<b>Recommendation(s):</b>		Grant approval of details					
<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	<b>25</b>	No. of responses No. electronic	<b>01</b> <b>00</b>	No. of objections	<b>01</b>
<b>Summary of consultation responses:</b>		Resident at 53c Eton Avenue objects That trees and their roots will not be protected View of a 20m away brick wall with a tower above it will be minus the shielding beauty of the trees					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		N/A					
<b>Site Description</b>							
The application site is a vacant open land, most recently used as an informal parking area associated with 53 Eton Avenue. This site is formed from the rear section of the garden to number 53 Eton Avenue and is located between the rear of no. 53 Eton Avenue and 102 Fellows Road, with a narrow frontage onto Kings College Road. No. 53 is a period-style block of eight flats with front and rear gardens. The site is located in the designated Central London Area.							
<b>Relevant History</b>							
Concurrent: application (2011/2147/p) for "Revisions including enlargement of basement and addition of pedestrian gate to planning permission dated 03/06/10 (2009/5483/P) (as amended by planning permission dated 07/03/11- 2011/0203/P) for the erection of a two storey dwelling house (Class C3)." Currently under consideration.							
May 2011: approval <b>granted</b> for "Details of hard and soft landscaping and green roof pursuant to <b>conditions 5 and 8</b> of planning permission 2009/5483/P dated 03 June 2010 (as varied by 2011/0203/P dated 07 March 2011) for the erection of a two storey dwelling house (Class C3)"							

**March 2011:** Minor material amendments (2011/0203/P) to 2009/5483/P **approved** for “*Variation to condition 7 of planning permission ref: granted (subject to S106) on 03/06/2010 for (Erection of a two storey residential dwelling house (Class C3) comprising upper and lower ground floors, to the rear of 53 Eton Avenue) as a minor material amendment for creation of new lightwell to lower ground floor level.*”

## 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)

## Assessment

Condition 3 of the original permission states:

*“No development shall take place until details of alterations to all four boundaries, including new or altered gates, piers, fences and privacy screens to the site shall not be otherwise than as those submitted to and approved by the Council. Such details shall include detailed elevations and sections, annotated with materials. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.”*

Proposals are as follows: **South elevation:** A wooden trellis to be fitted above the existing brick wall, adding between 1.6 and 1.8m of height. The trellis would be close boarded for approx 1.5m of the fence height and open boarded at the top. The materials, dimensions and form is consistent with the considerations of the original permission (“The addition of raised boundary fences on the boundaries to the east and south will ... provide a visual barrier to a height of 1.7m above the ground floor level of the dwelling.”) and is acceptable.

**Street (West) elevation:** The proposal shows an open faced metal gate set between brick pillars, as existing. This is acceptable.

**North elevation:** The officers report recommending approval set out that the North boundary would rise from approx 2m to c3.3m by addition of a perforated metal screen above the existing fence. The current submission indicates that it would rise to 3.4m. The screen would have 2cm holes at 4cm intervals and would be enclosed in greenery (details have been previously approved). The details are consistent with the original officer’s report for the development,

**East Elevation:** A further trellis of consistent materials and design to the South boundary would be fitted atop the existing wall to a maximum additional height of 1.8m.

**Issues raised by objection:** In discharging condition 8 (hard and soft landscaping details) the Council’s landscape officer previously advised that *“It has been confirmed that the access decking will be cantilevered from the building therefore there will be no impact on the root protection area of the Sycamore to be retained.”* The boundary treatments proposed as part of this submission seek to retain existing fence on North boundary, and to fix a trellis atop two existing walls to East and South boundaries, close to the retained trees. This would involve no intervention into the ground or root protection areas of the existing trees and therefore there is no risk to the safety and vitality of the retained trees on or off site.

The proposals are consistent with the dimensions and scale of the approved development and would consequently not introduce an impact on neighbouring amenity which has not been previously considered. The design approach is acceptable.

**Recommend:** approve.

## DISCLAIMER

**Decision route to be decided by nominated members.**

**For further information see**

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