

Delegated Report		Analysis sheet		Expiry Date:		01/10/2010	
		N/A / attached		Consultation Expiry Date:		09/09/2010	
Officer				Application Number(s)			
Rob Willis				2010/4135/P			
Application Address				Drawing Numbers			
64 Avenue Road London NW8 6HT				See Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of new railings and replacement finials to front of dwelling house (C3).							
Recommendation(s):		Grant planning permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	09	No. of responses No. electronic	00 00	No. of objections	00	
Summary of consultation responses:	None received						
CAAC/Local groups* comments: <small>*Please Specify</small>	None received						
Site Description							
<p>The application site comprises a substantial detached red brick house dwelling house in vernacular classical style dating from c1930s. The building is set in generous grounds and set back from the road: this is characteristic of the large dwelling houses that line Avenue Road</p> <p>The site is located on the east side of Avenue Road. It is not listed or in Conservation Area, although the rear boundary of the site is on the west border of the Elsworthy Conservation Area.</p>							
Relevant History							
None.							
Relevant policies							
Replacement Unitary Development Plan 2006 B1 General design principles B3 Alterations and extensions							
LDF Core Strategy and Development Policies							
<i>The Inspector's Report into the Camden Local Development Framework Core Strategy and Development Policies Development Plan documents ("DPD"s) was published on 13th September and found the policies in the DPDs to be sound. This means "considerable weight" can now be given to these LDF policies even though at this stage they have yet to be formally adopted by the Council. Where there is a conflict between UDP policies and LDF policies the Planning Inspectorate would</i>							

consider it reasonable to follow the latter.

However prior to formal adoption UDP policies should still be taken into account as the Council's adopted Development Plan.

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

Assessment

The application seeks the installation of new railings to the front boundary of the property, along with the provision of replacement finials on the top of the existing gate posts. The main issue raised by this proposal relates to the design of the proposed railings and finial.

Proposed railings: The railings will be constructed of a combination of wrought (railings and spindles) and cast (finials) metal, finished and painted black in situ to match the existing (refurbished) metal gates. The detailed design of the railings in terms of spacing and finial detail will also match as closely as possible that of the existing gates. A number of properties in the area also have similar metal railings to the front boundary, including numbers 81, 83 and 85, which are located opposite the application site. It is therefore considered that the proposed railings are appropriate in design and reflect the character of the area.

The applicant has confirmed that the front boundary hedge (which would be located behind the new railings) will be retained.

Proposed gatepost finials: The applicant seeks the provision of replacement finials on the existing gate posts, following the breakage of an original finial. The proposed replacement finials are considered to be appropriate in design, with similar proportions to existing, and introducing a globe shape that is also present on the gate posts of other properties in the area.

Conclusion: The proposed new railings and replacement finials are considered to be acceptable in design terms. The retention of the existing hedge to the front of the property is welcomed.

Recommend approval.

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