

Delegated Report Members' briefing		Analysis sheet		Expiry Date:		16/09/2010	
				Consultation Expiry Date:		30/08/2010	
Officer				Application Number(s)			
Jenny Fisher				1. 2010/4954/C 2. 2010/3244/P			
Application Address				Drawing Numbers			
44 Primrose Hill Road London NW3 3AA							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
		Design surgery 07/09/2010					
Proposal(s)							
1. Demolition of front boundary wall and gates to residential building (Class C3). 2. Erection of new front boundary wall, installation of a pedestrian gate and a sliding gate for vehicle access to residential building (Class C3).							
		Grant conservation area consent Grant planning permission with conditions					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	10	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:							
CAAC/Local groups* comments: *Please Specify		Belsize CAAC - object Recommend retention of original wall height. <i>Officer comment</i> <i>Merit of the scheme discussed in detail in the assessment of the report below</i>					

Site Description

A three storey residential property subdivided into flats, on the east of Primrose Hill Road. The house is one of a group of three similar properties close to junction of England's Lane, Primrose Hill Road, Eton Avenue and Belsize Park Gardens. The property is not listed but it has been designated as a positive contributor to the conservation area.

It lies within the Belsize Park Conservation Area.

Relevant History

31/03/2009 2009/0116/P Approval for additions and alterations including, erection of single storey side extension, extensions to the existing rear lower ground floor level and extension to existing ground floor projecting element.

Additional conditions

1. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved arboriculture report dated 16/02/2009.

2. Please submit full details including elevations of the bin store for approval prior to the first occupation of the flat. The bin store shall be erected and maintained in accordance with the approved details.

3. Materials to match

02/10/2009 2009/3473/P Planning permission for:

The change of use of the first floor from office (Class B1) to residential (Class C3), the conversion of the upper ground floor 1 bedroom self-contained flat to a 2 bedroom maisonette incorporating part of the first floor, and provision of a 1 bedroom self-contained first floor flat, extension at rear upper ground floor level and erection of a bin enclosure in the front garden.

Condition 3

Before the development commences, details of the proposed cycle storage area for 4 x cycles shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently maintained and retained.

30/06/2009 2009/2055/P Details approved:

Submission of details for the approval for refuse/recycling storage pursuant to condition 3 of planning application (ref: 2009/0116/P) granted on 31/03/2009 for additions and alterations including, erection of single storey side extension, extensions to the existing rear lower ground floor level and extension to existing ground floor projecting element.

Relevant policies

Replacement Unitary Development Plan 2006

SD1 (access); B1(general design principles); B3 (alterations); B7 (conservation areas)

LDF Core Strategy and Development Policies

The Inspector's Report into the Camden Local Development Framework Core Strategy and Development Policies Development Plan Documents (DPDs) 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 the LDF policies the Planning Inspectorate would 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.

DP29 (improving access); CS14 (promote high quality places); DP24 (secure high quality design; DP25 (conserve Camden's heritage)

Camden Planning Guidance

Belsize Conservation Area Statement

Assessment

Proposed

Demolition of existing brick built wall which as a consequence of local topography rises in height from 1.2m. to 1.4m. The wall is currently topped with coping brick and above that a horizontal lap timber fence 0.5m. (h). There are two existing openings in the boundary, one leading to the front entrance, the other to a hardstanding for vehicles.

The replacement wall would be brick built to a height of 0.8m. rising to 1m. with coping and railings 0.6m. (h) above. Pier caps would be replaced on piers either side of gates. The pedestrian gate would open in and the vehicle access gate would slide behind the brick wall for access to the hardstanding.

Materials London stock brick, stone pier caps and metal railings.

Consideration

Policy B1 of the UDP establishes general design principles; policy B3 relates specifically to alterations and extensions to buildings; B7 seeks to preserve or enhance the character or appearance of designated conservation areas.

The application property is one of a group of three similar in design. The existing boundary wall is in a poor state of repair and the proposed boundary treatment would be similar to that of the adjoining property (No.46). Architecturally the buildings differ from those fronting Eton Avenue, Belsize Park Gardens and further south along Primrose Hill Road. The treatment of the front boundary also varies, although it is noted that railings feature as a means of enclosure for a number of properties within these streets.

It is considered that the replacement of the existing boundary wall and gates would make a significant improvement to the appearance of the building enhancing the contribution it makes to the character and appearance of the conservation area.

Planning permission has recently been granted for timber enclosures for refuse bin and cycle storage within the front garden. It is considered that should the timber enclosures be visible through the railings, they would not have an adverse impact on the appearance of the building or character and appearance of the conservation area.

The proposed development would comply with UDP policies B1, B3 and B7 and Camden Planning Guidance. The Belsize Conservation Area Statement guidelines (Front Gardens and Boundaries) describe boundaries in the Conservation Area as predominantly formed by walls, either with railings or hedges. Therefore a brick wall with railings above is a recognised form of front boundary treatment for the Belsize Conservation Area. Works proposed would be similar to No. 46 (a combination of brick and metal railings).

Recommend approval

DISCLAIMER

Decision route to be decided by nominated members on Monday 20th September 2010.

For further information see

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