



## **Design, Access & Planning Statement**

**2<sup>nd</sup> August 2010**

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**20 Busby Place, London, Nw5 2SR**

Peter Pendleton & Associates Limited  
Upper Floors, 97 Lower Marsh  
London SE1 7AB  
Tel. 020 7202 9001  
Fax. 020 7202 9002  
E-mail. [pfp@pendleton-assoc.com](mailto:pfp@pendleton-assoc.com)

## Introduction

1. This application is for the;  
*“Erection of dwarf wall with railings, gate and brick piers to match the remainder of the street.”*

to 20 Busby Place, London, NW5 2SR.

## The site and surroundings

1. The site is located on the south side of Busby Place, west of the junction with Oseney Crescent and east of Torraino Avenue. Number 20 Busby Place is a four storey building used as a single dwellinghouse. All the buildings in the terrace are of the same character.
2. The front boundary treatment for the whole terrace is a dwarf wall with railing and brick piers for the entrance gates. There are no boundary treatment to the application premises.
3. The site is not in a Conservation Area and the building is not listed. The property does not benefit from permitted development rights.
4. The applicant discussed the boundary treatment with the Councils enforcement officer Gary Bakall in July 2010. The proposals have been prepared after following the officers advice and guidance. The existing plans represent the building after works following the refusal of a planning application on the 20<sup>th</sup> of April 2009 for the retention of a four storey plus basement and sub-basement building to provide additional accommodation to an existing dwellinghouse and retention of dormer windows to 20 Busby Place (Class C3).

## Planning History

5. On the 20<sup>th</sup> of April 2009 planning permission was refused for the retention of a four storey plus basement and sub-basement building to provide additional accommodation to an existing dwellinghouse and retention of dormer windows to 20 Busby Place (Class C3). The applicant discussed the boundary treatment with the Councils enforcement officer Gary Bakall in July 2010. The proposals have been prepared after following the officers advice and guidance. The existing plans represent the building after works following the refusal of a planning application on the 20<sup>th</sup> of April 2009 for the retention of a four storey plus basement and sub-basement building to provide additional accommodation to an existing dwellinghouse and retention of dormer windows to 20 Busby Place (Class C3).
6. On the 15<sup>th</sup> of January 2003 planning permission was granted for the demolition of Jews Free School Buildings and redevelopment of the site for residential purposes (Camden Road, Torraino Avenue and Busby place). Additional condition 5 of this planning permission removed permitted development rights within Part 1 (Classes A-H) and Part 2 (Classes A-C) of the Town and Country Planning (General Permitted Development Order) 1995 or any other order revoking or re-acting that order from the residential properties.

## Erection of boundary treatment

7. This proposal is for the erection of *“Erection of dwarf wall with railings, gate and brick piers to match the remainder of the street.”*
8. The proposal will enhance the character of the streetscene by completing the existing break in the continuous line of railings and brick piers. At present there is no boundary treatment to the application premises. The design of the proposed railings, gates and brick piers are to be identical to the remainder of the street inline with its established character. This includes a gate that is electrically powered and moves towards the side.

## Conclusion

2. This application is for the;  
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9. The reinstatement of the boundary treatment improves the quality of the street scene and replicates those in the streetscene. Therefore we ask that planning permission be granted.