

Delegated Report		Analysis sheet		Expiry Date:		26/05/2010	
		N/A		Consultation Expiry Date:		29/04/2010	
Officer				Application Number(s)			
Jennifer Walsh				2010/1497/P			
Application Address				Drawing Numbers			
72 Fitzjohn's Avenue London NW3 5LS				Please refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Relocation of entrance gate and brick pier as amendments to planning permission 2009/1991/P dated 06/07/2009, (Installation of front boundary gate and entrance path to existing single family dwelling house (C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	02	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		A site notice was displayed from 06/04/2010-27/04/2010					
CAAC/Local groups comments:		Fitzjohns/Netherhall CAAC commented on the application as follows: - No objection in principle provided all works are done in accordance with engineering and Arboricultural recommendations and making existing wall.					
Site Description							
The application relates to a two-storey end-of-terrace single-family dwelling located on the eastern side of the Fitzjohn's Avenue. It is a substantial dwelling set behind a large front garden with a small garden to the rear, which backs onto Spring Path. The south elevation of the property adjoins Shepherd's Path and the east elevation Spring Path. The building is not listed, but it is situated within the Fitzjohn/Netherhall Conservation Area and identified as a building that makes a positive contribution to the conservation area.							
Relevant History							
2001: pp <i>granted</i> for the replacement of a lean-to with a single storey side extension (Ref: PWX0103421).							
2002: pp <i>granted</i> to nos. 72 (Ref: PWX0202645) & 74 (Ref: PWX0202647) for the erection of rear dormer and altered east gable in association with the conversion of the roof for additional habitable space.							
June 2007: pp <i>granted</i> for the erection of two-storey extension at ground and first floor level (plus roof) to the rear and installation of entrance door on side elevation (Ref: 2007/1593/P).							
Oct 2007: pp <i>granted</i> for excavation of basement and creation of an open basement lightwell with staircase to the front and two basement lightwells enclosed by a grille to the rear (Ref: 2007/3542/P).							
Jan 2008: pp <i>refused</i> for formation of a new means of access to the highway from Fitzjohn's Avenue involving removal of a section of garden wall, replacement front boundary gates, excavations to level the ground and formation a car parking							

space with surrounding retaining walls for the dwellinghouse (Ref: 2007/3450/P).

March 2008: pp *granted* for the erection of a rear dormer and alterations to side gable of single-dwelling house (Ref: 2007/6400/P).

Dec 2008: pp *refused* for the retention of existing side dormer window to the single dwellinghouse (Ref: 2008/4697/P).

Relevant policies

London Borough of Camden Unitary Development Plan 2006

SD1 Quality of Life

SD6 Amenity for occupiers and neighbours

B1 General Design Principles

B3 Alterations and Extensions

B7 Conservation Areas

N8 Landscaping and trees

Camden Planning Guidance 2006

Fitzjohns/Netherhall Conservation Area Statement

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

CS14 - Promoting high quality places and conserving our heritage

CS15 - Protecting and improving our parks and open spaces & encouraging biodiversity

CS16 - Improving Camden's health and well-being

CS17 - Making Camden a safer place

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage

DP26 - Managing the impact of development on occupiers and neighbours

DP29 - Improving access

Assessment

Proposal

Planning permission is sought for revisions to the previously approved application which sought the installation of front boundary gate and entrance path to existing single family dwelling house. This application seeks permission for

- The relocation of the entrance gate from the southern end of the boundary wall closer to the middle of the wall; and
- The associated demolition of the existing southern part of the wall and second pier and the relocated and rebuilding of the pier closer to the middle of the wall;
- The associated rebuilding of the southern part of the wall and its rebuilding to match the rest of the wall.

Main Planning Considerations

- Acceptability of the proposal and its impact on the original building and on the Conservation Area;
- Impact of the proposal on neighbour amenity;
- Impact of the proposal on trees; and

Design

Camden Planning Guidance states that in order to preserve the streetscene and retain and preserve the public realm, high boundaries and railings will be resisted, where appropriate. It also states that boundary treatments should enhance the streetscene and not appear threatening.

The Fitzjohns/Netherhall Conservation Area statement also needs to be considered and it states that Fitzjohn's Ave is characterised by wide pavements, mature trees and the hedges and front garden foliage. It also states that front boundaries with attractive and distinctive features should be retained and restored where lost.

A previous planning application (Ref: 2007/3450/P) was refused for the formation of a vehicular access from this property due to the fact that it would harm the existing boundary wall which is distinctive to the area and that the proposed parking space inside the boundary wall would adversely affect the trees on site. In this instance it is proposed to demolish and rebuild an existing section of the front boundary wall (approximately 1.2 metres in length) between two piers close to Shepherds Path and to relocate one of the piers closer to the middle of the wall. Given that this part of the wall appears to have been a rebuilt section of the original wall that does not incorporate any specific detailing and that two existing piers will remain on either side of the new entrance gate, it is considered that the proposed timber pedestrian gate will not adversely impact upon the streetscene or on the character or appearance of the Conservation Area. The relocation and reconstruction of the brick pier will also not impact on the character or appearance of the Conservation Area.

The proposed gate would be approximately 2.5 metres in height and would not be higher than the two existing piers, it is also proposed to install an entry phone on the pier closest to the more detailed section of the boundary wall. With regards to development inside the boundary wall, it is proposed to incorporate a ramped approach from the pedestrian gate through the garden to the main entrance. This in turn will allow for the existing main entrance levels to be altered allowing for disabled access into the dwellinghouse. The alterations are sought as the approved entrance created a step ramp to the front door, therefore as the change in the land levels are not as severe towards the middle of the site, the new entrance is proposed to take advantage of the height gained.

In support of the application, a letter was submitted from Civil and Structural Engineers which states that 'the new construction will provide further lateral stability to the existing wall, effectively reducing the actual length of the retaining wall and increasing the overall strength of the structure.' The letter goes on to state that there is a large crack between the final pier and the front retaining wall stating that it could be due to the brick wall not being keyed into the corner pier. They state that the wall requires further stability and the front wall should be tied to the front wall with stainless steel reinforcement bars. The letter also goes on to state that from a visual inspection it would appear that the new brick pier can be constructed from most of the reclaimed bricks of the demolished section of the wall. This is of prime importance and is welcomed by the Council, as it is considered that this would allow the proposed gate to blend into the existing wall and not have a detrimental impact on the streetscene.

In light of the above, the proposed installation of a timber pedestrian gate between two pillars along this boundary wall (one of which is to be relocated) is considered to be acceptable and both preserve and enhance the wall, the host property and the surrounding conservation area.

Amenity

The proposed pedestrian gate or relocation of the brick pier is not considered to impact on neighbour amenity in terms of overlooking, loss of privacy, sense of bulk or loss of sunlight or daylight and therefore is consistent with policy SD6.

Trees

An arboricultural report has been provided. Whilst the report has not been updated from the approved drawings the principles still apply and it demonstrates that the proposals do not directly affect trees within the front garden as the path has been routed outside the root protection zones of the front garden trees. Details of protective fencing have been provided along with a method statement for the protection of trees during the construction of the retaining wall. These details are considered to be sufficient.

The revised proposal is therefore not considered to have an impact on the existing wall, trees, host property or the wider conservation area and is therefore consistent with the policies and guidance and is considered appropriate in this location.

Recommendation: Grant conditional planning permission

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