

Delegated Report		Analysis sheet		Expiry Date:	13/05/2010
				Consultation Expiry Date:	30/04/2010
Officer			Application Number(s)		
Jenny Fisher			1. 2010/1515/P 2. 2010/1516/L		
Application Address			Drawing Numbers		
Sarum Chase 23 West Heath Road London NW3 7UU			Refer to decision letter		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
1. Installation of CCTV cameras and security lighting to existing single residential dwelling (Class C3) 2. Works associated with Installation of CCTV cameras and security lighting to existing single residential dwelling (Class C3)					
Recommendation(s):		1. Grant planning permission with conditions 2. Grant listed building consent with conditions			
Application Type:		Full Planning Permission Listed building consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	30	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:						
CAAC/Local groups* comments: *Please Specify	<p><u>Redington/Frognaal CAAC</u> Comment</p> <p>Lighting – use of high wattage floods such as superlight should be minimised all on PIR (?) if possible, angled to avoid glare to road traffic. Black/white casings to suit locations presumably mostly black.</p> <p>CCTV – difficulty is use of poles especially in front garden area. Poles should be avoided/minimised in height, concealed in planting, black in colour. Under trees pole under the front oak should be omitted in favour of alternative control of the entry area. Pole on n. boundary should be moved closer to the tree. Mount cameras discreetly on building wherever possible. Rear garden poles to site with similar care and limitations and may be objectionable to neighbours. CCTV is not generally an answer to break-ins unless constantly watched, which many are not.</p> <p><i>Officer comment</i></p> <p><i>Direction of focus for lighting explained in assessment of report. All fixtures would be matt black.</i></p> <p><i>Poles proposed would be concealed by trees where possible. A condition will require a black or other suitable dark colour finish.</i></p>					

Site Description

No. 23 West Heath Road (Sarum Chase) is a large detached part 2/part 3-storey building situated at the junction of West Heath Road and Platt's Lane. It dates from c.1932 and was built for the painter and stained glass artist Frank Salisbury. It was formerly occupied by the School of Economic Science. The building overlooks the Hampstead Heath (west).

The area is predominately residential in nature. The site is located within the Redington/Frognaal Conservation Area. The building was grade II listed in 1974.

Relevant History

January 2000 – Planning Permission and Listed Building Consent granted for the installation of a window to the rear (south) elevation

2004/1877/P – approved August 2004

Change of use from educational floor space (class D1) to a residential dwelling house (class C3).

Approved Feb 2005 (2004/4891/P & 2004/4894/L)

Renewal of planning permission dated 25/01/2000 (PW9902214) for installation of a new window and associated relocation of rainwater down pipe on rear elevation at ground floor of building.

28/11/05 Approved (2005//3763/P) (2005/3764)

Erection of a part single, part two storey side and rear extension to provide 3 new bedrooms and external alterations to include the re-alignment of the existing front dormer window, the erection of two new rear dormer windows, construction of new outdoor pool, tennis court and summer house in rear garden area to single family dwelling house.

15/10/2007 Approved (2007/2249/P) (2007/2253/L)

Enlargement of underground plant room and accommodation, including relocation of steps and enlargement of terrace, plus associated installation of louvers to side elevation and alteration to window on the west elevation, installation of railings on existing first floor terrace to north elevation and other minor alterations, all as a variation to planning permission and listed building consent dated

2009/3682/P 2009/3683/L

Alterations to west staircase as an amendment to planning permission dated 28/11/05 (ref. 2005/3763/P) for the erection of a part single, part two storey side and rear extension to provide 3 new bedrooms and external alterations to include the re-alignment of the existing front dormer window, the erection of two new rear dormer windows, construction of new outdoor pool, tennis court and summer house in rear garden area to single family dwelling house.

Relevant policies

Replacement Unitary Development Plan 2006

SD1D (community safety); SD6 (amenity for occupiers and neighbours); B1 (general design principles; B3 (alterations and extensions); B6 (listed buildings); B7 (conservation areas); N5 (biodiversity); N8 (ancient trees and woodland)

LDF Core Strategy and Development Policies

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

CS17 (making Camden a safer place), CS5 (manage impact of growth), DP26 (impact of development on occupiers and neighbours), CS14 (promote high quality places), DP24 (secure high quality design), DP25 (conserve Camden's heritage)

Camden Planning Guidance (2006)

Redington/Frognaal Conservation Area Statement

Assessment

Proposed

Installation of CCTV dome cameras within the site mounted on swan-neck poles, only one would be fixed to the façade of the building focused on the first floor terrace. The pole mounted cameras would be focused on boundary walls. Cameras would be infrared and work at night.

Installation of illumination to the building face. This would be confined to the ground floor entrance and piano nobile level, and, with the exception of some illumination of the cartouche below the central bay window, the lighting would be projected down. Gargoyles and plaques would be illuminated using a low voltage surface mounted spotlight; uplighters would highlight the gate and its brick posts. From the gates to the house lights would be placed within planting and trees along the drive. Wall lights would be fixed to garage and main doors and side access to the west staircase and first floor terraces. All fixtures would be matt black.

Consideration

Cameras

The poles would be set away from the building, and would for the most part be concealed by the existing tree cover within the grounds. Given the scale of the building and grounds, it is considered that their presence would not detract significantly from the setting of the building, to its detriment. The finish is unclear from the submission but the supporting poles and camera housing should be finished in black or another suitable dark colour, in order to minimise their visual impact. If approved recommend that a condition is attached to require this.

Lighting

It is considered that the position and number of lights would not result in a building that is floodlit or afforded undue emphasis at the expense of the streetscene. The fittings are small and as such would not detract from the appearance of the building.

In summary it is considered that what is proposed would preserve the special architectural interest of the building and its setting, and the character and appearance of this part of the conservation area, in line with policies B6 and B7.

Amenity

CCTV cameras would be focused onto the grounds of the application site only and would not be able to pick up images from neighbouring premises. Lighting would be low level and where possible concealed by planting, it would not create a nuisance for the occupants of neighbouring properties.

Safety

Owner has experienced break-ins. Once inside the grounds of Sarum Chase it is easy to access neighbouring properties; as a consequence by making Sarum Chase more secure, the risk to the security of neighbours would also be reduced. This is in line with UDP policy SD1 and the Council's requirement for development to incorporate measures to address security and crime prevention.

Lighting would be low level and focused within the site itself, it would not present a hazard to drivers.

Trees

The narrow poles would be installed without damage to tree roots or branches.

Recommend Approval with conditions

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