

DISCLAIMER

Decision route to be decided by nominated members on Monday 08th March 2010. For further information see

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

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	08/03/2010
		N/A / attached	Consultation Expiry Date:	19/02/2010
Officer			Application Number(s)	
Aysegul Olcar-Chamberlin			2010/0068/P	
Application Address			Drawing Numbers	
Sarum Hall School 15 Eton Avenue London NW3 3EL			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Alterations to front boundary of school (Class D1); including installation of new timber gate (housed by glazed panels) to main entrance, installation of timber vehicular entrance gate and side timber gate behind boundary wall.				
Recommendation:	Grant Planning Permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	11	No. of responses No. Electronic	00 00	No. of objections	00
Summary of consultation responses:	<p>A site notice was displayed from 29/01/2010 to 19/09/2010.</p> <p>No responses from the adjoining occupiers/owners are received.</p>					
CAAC/Local groups* comments: *Please Specify	<p>Belsize CAAC objected the proposal and considered the proposed gates by reason of their height to be dominant and harm the open character of the area.</p> <p><i>Response: The proposed scheme has been revised since it was submitted. The height of the proposed pedestrian and vehicular gates on the front boundary are reduced by approximately 20cm. It is noted Belsize CAAC objected the previous planning application, 2007/2945/P which was refused permission and recommended hedges instead of railings.</i></p>					
Site Description						
<p>A substantial two-storey school building located on the south side of Eton Avenue, opposite the junction with Lancaster Grove. The modern building was built in 1996 (Allies & Morrison) and is noted as making a positive contribution to the Belsize Conservation Area in which it is located. The application site is within sub area 3 of the Belsize Conservation Area.</p>						
Relevant History						
<p>2007/2945/P – Planning permission was refused on 09/08/2007 for the erection of metal railings and vehicular and pedestrian entrance gates to the front boundary of the existing school. The reason for refusal: <i>“The proposed metal railings and gates, by reason of their height, location and detailed design, would be detrimental to the character and appearance of the existing wall, the Belsize Conservation Area and the local streetscene.”</i></p> <p>An appeal was logged on 23/01/2008 against the refusal of the above application (ref: APP/X5210/A/08/2063878). The inspectorate dismissed the appeal on 02 May 2008 and considered the proposal would neither preserve nor enhance the Belsize Conservation Area and would conflict with policies B1, B3 and B7, Camden Planning Guidance 2006, and the Belsize Conservation Area Statement. The inspectorate recommended that security should be assured by some other means and made the following observations.</p> <ul style="list-style-type: none"> - <i>The run of railings above the boundary wall would be long, of the order of 100m, encompassing the spacious Lancaster Grove/Eton Road junction.</i> - <i>The run would be prominent and would bring about a loss of openness currently imparted by the low wall, would dominate the streetscene and would respect neither the site nor its setting.</i> 						
Relevant policies						
<p>London Borough of Camden Replacement Unitary Development Plan 2006</p> <p>SD1 Quality of life</p> <p>B1 General design principles</p> <p>B3 Alterations and extensions</p> <p>B7 Conservation areas</p>						

Camden Planning Guidance 2006
Belsize Conservation Area Statement

Assessment

The proposal is for the installation of 2m high new timber gate (housed by glazed panels) to the main entrance (following removal of main entrance gate), 1.9m high sliding timber vehicular entrance gate and 2.1m high side timber gate set back 2.2m from the existing secondary pedestrian access within the front boundary wall behind proposed hedges in order to improve the security of the school. The proposed addition of new hedges, approx 2m tall along the length of the boundary, would not need planning permission.

The principle for the design of front garden areas set out in the Camden Planning Guidance states in Conservation Areas, every effort should be made to retain traditional means of enclosure such as walls, railings and hedges and if new materials are used the texture and colour should be sympathetic to the setting.

The application site occupies a prominent location opposite the junction with Lancaster Grove and has a long frontage along Eton Avenue. As existing, the front boundary comprises a low white rendered wall with coping above that extends approximately 68m along the front of the site and slopes gently from west to east. The wall formed part of the original building on the site and comprises a number of sections linked by curved coping stones that take account of the level change.

The wall is separated by three points of access. Two of these access points, including the main vehicular entrance to the west and the main pedestrian entrance in the centre are flanked by large cylindrical piers on either side. In terms of scale, the wall is characteristic of many of the front boundaries in Eton Avenue, which is characterised by low walls that separate the front gardens of buildings from the pavement. These low walls, often with hedges behind are considered to contribute to the sense of openness and add to the attractive appearance of the front gardens and the setting of the many traditional buildings noted as making a positive contribution to the character of the Conservation Area.

There is an existing timber pergola at the main entrance to the school which is a quite prominent feature on the streetscene. The proposed new timber gate with associated glazed side panels would be set back approximately 0.8m from the front boundary wall and would be approximately 1m lower than the highest part of the pergola. Given the set back and its materials the new main entrance gate would not be likely to dominate the streetscene. The proposed vehicular gate would be right behind the 2.1m cylindrical piers and would be approximately 1.9m in height, set below the piers. When open the gate would be masked from view by the new hedges.

Overall the proposed new gates to the front boundary would enclose only a small section of the wide frontage of the application site and are acceptable in design terms.

Recommendation: It is considered that the proposal would respect the character of the Conservation Area therefore planning permission should be granted.