

Delegated Report		Analysis sheet		Expiry Date:		28/12/2009	
		N/A / attached		Consultation Expiry Date:		02/12/2009	
Officer				Application Number(s)			
Elizabeth Beaumont				2009/4089/P 4009/4091/L			
Application Address				Drawing Numbers			
86-90 Heath Street London, NW3 1DP				Please refer to decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Full Planning Consent - Erection of a front boundary wall, railings and gate to residential properties (Class C3) (following removal of existing boundary wall)							
Listed Building Consent - Erection of a front boundary wall, railings and gate to residential properties (Class C3) (following removal of existing boundary wall)							
Recommendation(s):		Grant planning permission Grant Listed building consent					
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	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed from the 1/11/2009 to 02/12/2009 – no responses received.					
CAAC comments:		<p>Hampstead CAAC – no objection and comment – we feel that the balance could be improved with a greater proportion of railings to the dwarf wall.</p> <p>(Officer's comment – the extent of the dwarf wall has been reduced. The CAAC were informed of the revisions)</p>					
Site Description							
<p>The site is located on the east side of Heath Street opposite The Mount adjacent to the Heath Street Baptist Church. The site comprises a terrace of three-storey grade II listed properties in residential use. The terrace dates from the mid 19th century and is constructed of multi coloured stock brick with red brick dressings to the windows. The terrace is located in the Hampstead Conservation Area. The surrounding area is predominately in residential and commercial use.</p> <p>The application site includes the entire terrace.</p>							
Relevant History							
<p>Adopted Unitary Development Plan 2006 SD6 (Amenity for occupiers and neighbours) B1 (General Design principles) B3 (Alterations and extensions) B6 (Listed buildings)</p>							

**Camden Planning Guidance 2006
Hampstead Conservation Area Statement**

Relevant policies

88 Heath Street

15/01/2008 – p.p/LBC granted (2007/2305/P and 2007/5707/L) for erection of a rear conservatory extension at lower ground floor level to existing maisonette.

90 Heath Street

28/10/2009 – p.p/LBC granted (2009/3705/P and 2009/3677/L) for Conversion of existing two maisonettes into a single family dwelling (Class C3).

86, 88 and 90 Heath Street

13/07/2009 – Works approved (2009/2233/T) for (TPO Ref: C655) Front garden: 4 x Lime - Fell and replaced.

Assessment

Proposal - Permission is sought for the erection of a front boundary wall, railings and gate to the front gardens of all of the three buildings within the terrace following the removal of the existing boundary treatments. The boundary treatments would measure approximately 1.7m high comprising of a dwarf brick wall and plinths, with metal railings with finial detailing. The scheme has been revised so each wall is slightly stepped at each party line in order to reflect the gradient in the street which slopes up at no. 86 to 90. The proposed gates would be constructed from metal railings with finial detailing to match the railings.

The proposal is sought to add some security to the front of the properties with a higher more solid treatment including gated access.

Revision - The proposal was revised in order to reduce the overall height of the wall. The height of the brick wall has been reduced. The stone coping on the wall was removed so the railings are individually socketed into the wall. The entrance gates to each property were reduced removing the detailing replacing them with simple gates to match the railings.

Design - The current boundary treatments vary with a solid brick wall and a timber gate at no. 90 measuring 1.4m and small brick walls with low railings at no. 86 and 88 measuring between 1m and 1.3m. It is considered that the replacement of the existing unsympathetic wall and railings is acceptable in principle and the reinstatement of a more suitable boundary treatment would be welcomed.

A historic drawing was submitted as part of the application which showed an original boundary of traditional iron railings above a very low, most likely stone, plinth. A section of what appeared to be part of the original railings has survived along the party line between no.86 and the church and these correlate with the historic drawing. The scheme has been revised in order to replicate elements of the original boundary wall. The proportions of the brick wall have been reduced in order to ensure that the railings are more prominent. The replacement boundary treatment will provide additional security with a design that is not considered to detract from the special character of the listed building or the character and appearance of the wider conservation area.

It is considered that following revisions the proportions and visual relationship between the solid brick element and railings is more comfortable and balanced. The introduction of a step down at each party line would reflect the sloping gradient of the street and ensures that the wall does not appear too high at no. 96. It is considered that the proposed railings would not have a detrimental impact on the special character of the listed building or the character and appearance of the streetscene and the wider conservation area.

Amenity - The proposed introduction of a more solid boundary treatment with gates would provide additional security to these premises given the high pedestrian footfall along the street. It is considered that the introduction of the walls, railings and gates would not have a detrimental impact on the amenity of neighbouring with regard to sunlight, daylight, outlook and privacy.

Recommendation – Grant planning permission and listed building consent.

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