

Delegated Report		Analysis sheet		Expiry Date:		31/08/2009	
		N/A / attached		Consultation Expiry Date:		02/09/2009	
Officer				Application Number(s)			
Aysegul Olcar-Chamberlin				2009/2704/P			
Application Address				Drawing Numbers			
117 Parkway London NW1 7PS				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Alterations to the boundary walls fronting onto Park Village East including repair works, new openings and installation of gate to allow access to site adjacent to 1 Park Village East for maintenance.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	04	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		A site notice was displayed from 12/08/09 to 02/09/09. No responses received.					
CAAC comments:		<p>Regents Park CAAC raised no objection to the proposal but recommended that the following conditions should be imposed.</p> <ul style="list-style-type: none"> - The new gate should be maintained in solid timber, and painted black to match the pattern of painted timber doors in the area. Details should be submitted for approval. - Concerning security for pedestrians – there should be no places for ‘lurking’ in what is a quiet street where pedestrians can feel vulnerable. The detailing of the planting in the ground between the high wall and the pavement should be agreed with this issue in mind. The gate should also be kept securely locked when not in use. - The entrance is not used for vehicles - to ensure pedestrian safety, to maintain residential amenity, and to protect the important visual and historical sense of enclosure. 					
Site Description							
The application relates to the rear of 117 Parkway on the north-east side of Park Village East immediately adjacent to commercial premises (former warehouse building) in the Regent’s Park Conservation Area. There are Grade II* listed Nash houses on the south-east side of Park Village East (opposite application site). The east side site boundary is on the border of a railway line.							
Relevant History							
None							

Relevant policies

Camden Replacement Unitary Development Plan 2006

- SD1 – Quality of Life
- SD6 – Amenity for Occupiers & Neighbours
- B1 – General Design Principles
- B3 – Alterations & Extensions
- B7 – Conservation Areas
- N8 – Ancient Woodlands and Trees

Camden Planning Guidance 2006

Regent's Park Conservation Area Statement

Assessment

Proposal

The proposal would include the removal of a small section of a low boundary wall on Park Village East, which is outside the ownership of the freeholder of 117 Parkway, and insertion of a new gate to 2.6m high boundary wall of 117 Parkway to allow access to the site from Park Village East. It is also proposed to repair and re-build the dilapidated sections of the boundary walls and piers and an additional pier to the low boundary wall and new low retaining walls to the planted areas between the walls.

The applicant argued that the proposal would provide secure and regular access to the rear of 117 Parkway for maintenance in the submitted 'Design and Access Statement'.

Design

Policy B1 encourages provision of appropriate high quality landscaping and boundary treatments. Camden Planning Guidance also advises that original materials should be replicated or re-used where appropriate. This is particularly important for boundary treatments that make a significant contribution to the streetscape. Additionally, Regent's Park Conservation Area Statement states proposals should respect the original style of boundary and these should generally be retained and reinstated where lost.

Both the existing low and high walls are of red brick. The high wall is located 2.3m from the highway boundary and has an important visual impact within the conservation area in terms of the sense of enclosure of Park Village East. The proposed gate which would be inserted to this wall would be of solid timber with a traditional style. It would still maintain the sense of enclosure. Only the small section of the low boundary wall which would lead to the new gate would be removed. The new paved area through the existing planter would have a matching stone paving to the existing. The proposal would not affect the trees and shrubs with amenity value on either the application or adjoining sites.

The proposal would not significantly change the streetscape, as the proposed brick work and detailing of the new walls and piers would match the existing and is acceptable in design terms. The applicant also confirmed in his e-mail dated 22nd September 2009 that the existing bricks would be re-used where possible.

The proposed alterations to the boundary walls are considered to be minor and would not be detrimental to the setting of listed buildings on the opposite side of the road or the appearance and character of the wider conservation area.

Amenity

The proposal is not considered to raise any significant amenity issues in terms of loss of daylight, sunlight, outlook or privacy. The proposal is considered to comply with policy SD6.

Transport Conditions and Safety

The proposed opening to the low boundary wall on the highway boundary would be 1.2m wide and too narrow for vehicles to get through. Similarly, the proposed new gate would be 1m wide and could only be accessed by pedestrians. Given the proposal would only be suitable for pedestrian access on that side of Park Village East which does not have many vehicular and pedestrian gates, it is not considered that it would not be likely to worsen the existing traffic conditions.

Although Regent Park CAAC raised concerns regarding the impact of the proposal on the security of the pedestrians, the Met Police's Crime Prevention Design Officer considered the proposal would not be likely to increase security risk in the area. In addition to that, a recommended condition for the new gate to be kept locked when not in use would not be possible to enforce.

Recommendation: Conditional planning permission should be granted.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613