

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>13/04/2009</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>25/03/2009</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Jonathan Markwell				2008/5614/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
10 Well Road London NW3 1LH				Please see decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Construction of railings between the existing piers and extend railings, together with replacement boundary wall, along boundary with adjoining footpath at the front of the property.							
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>09</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		In addition to the formal consultation of adjoining occupiers, a site notice was erected on 04/03/2009, expiring on 25/03/2009. Again, no responses were received.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Hampstead CAAC has been formally consulted on the application but has not provided a response.					
<b>Site Description</b>							
<p>The application site comprises a four storey semi-detached dwelling in residential use located on the south-east side of Well Road. Immediately to the south-west of the application site is Well Passage, a footpath linking Well Road (to the north) and Well Walk (to the south). This application solely relates to the front (Well Road) and side (Well Passage) boundary treatment at the front of the application site. The general area is predominantly residential in character along both Well Road and Well Walk.</p> <p>Although the building is not listed, it is located within Hampstead Conservation Area. In addition, the building is identified as making a positive contribution to the character and appearance of the conservation area.</p>							
<b>Relevant History</b>							
No relevant planning applications.							

## **Relevant policies**

### **London Borough of Camden Replacement Unitary Development Plan (2006)**

S1/2 – Sustainable development

SD6 - Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation areas

### **Camden Planning Guidance (2006)**

### **Hampstead Conservation Area Statement**

## Assessment

### Introduction

Planning permission is sought for the following works to the front boundary (frontage on both Well Road and Well Passage) of the property:

- Installation of railings between the existing front boundary piers on the Well Road elevation. These metal railings will be approximately 1.2m in height above the existing red rubber brick and York stone coping boundary wall (which will remain unaltered and is 0.5m in height).
- Removal of the existing fletton brick wall and close-board fence and replacement with a red rubber (reclaimed) brick and York stone coping boundary wall and railings (identical to the proposed railings on the front elevation). The boundary wall is approximately 1.7m in height (0.5m wall and 1.2m railings) on the Well Road elevation and ranges in height from 1.7m (0.5m wall and 1.2m railings on the corner of Well Road and Well Passage) to 2.6m (1.4m wall and 1.2m railings) on the Well Passage elevation. This increase in height is owing to the change in land levels along Well Passage. The boundary wall / railings will extend 4.3m in width from the junction with Well Road.

The application also involves the replacement of the existing white painted rendered block wall, located on the Well Passage elevation adjacent to the side entrance to the property. This will be replaced with red rubber (reclaimed bricks) and York stone coping, to a height of between 0.4m and 0.9m (difference in height owing to land levels along Well Passage). Given the height of this proposed wall, planning permission is not required for the replacement of this wall.

### Design

There are a variety of front boundary treatments along this part of Well Road. The predominant form is low brick boundary walls with tall brick piers, such as the existing situation at the host building. There are however nearby examples of where railings are present alongside the low brick boundary walls and tall brick piers. These examples comprise No. 8 Well Road and No. 12 Well Road. In addition, trellis is present at No. 7 Well Road. The proposed design has been modelled on the design of the railings at No. 8 Well Road.

Regarding the boundary treatment along Well Passage, the existing provision is predominantly in the form of fencing. However, it is important to recognise that there are railings on the corresponding corner property on Well Walk. On the side elevation of No. 15 Well Walk there is a 2m width of railings on the Well Passage side elevation of the property.

Given the context above, the proposed design of the railings is considered to match the age and style of the buildings. Moreover, the railings do appear to be appropriate in their context. The detailed design is considered to be of a high quality and will replicate the design seen elsewhere in Well Road, most notably at No. 8 Well Road.

The proposed reclaimed red rubber brick wall with York stone coping will be identical in appearance to the existing boundary wall on the front (Well Road) elevation of the building. The use of the materials proposed is considered acceptable in design terms. As such, no design concerns are raised regarding this boundary wall. The design of the railings proposed as part of this elevation are identical to those proposed on the front elevation. Therefore no design issues are raised.

In overall terms, the design of the proposed boundary treatment is considered acceptable and would preserve and enhance the character and appearance of the Hampstead Conservation Area at this point.

### Amenity

There is not anticipated to be any adverse amenity impacts from the proposed works to the front boundary treatment. This is in relation to privacy/overlooking, outlook and loss of sunlight/daylight

matters for both neighbouring occupiers and the occupiers of the host building. The proposed works will not have any impact on the existing access arrangements to the building. In addition, the proposed works will not impinge on the open space of the existing front garden area, which is unaffected by the proposals.

**Recommendation:** Grant Planning Permission

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