

Delegated Report		Analysis sheet		Expiry Date:		10/03/2009	
		N/A		Consultation Expiry Date:		16/02/2009	
Officer				Application Number(s)			
Elizabeth Beaumont				2008/5088/P			
Application Address				Drawing Numbers			
78 Fitzjohns Avenue LONDON NW3 5LS				Please refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Alterations to the front boundary wall including the installation of a timber vehicular access gate and installation of a vehicular crossover to the single dwellinghouse (Class C3).							
Recommendation(s):		Refuse Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice expired on the 06.02.09 – no responses received.					
CAAC/Local groups comments:		<u>Heath and Hampstead Society</u> – Object to the scheme noting that they always oppose front garden parking proposals, especially to this one for the following reasons: 1. Destruction of a section of boundary wall which adds to the character of the conservation area. 2. Object of impacts to traffic, road and pedestrian safety. 3. Access off a major, heavily trafficked bus route would form traffic hazards and congestion. 4. Loss of at least 2 metered parking spaces in a location where these are in very short supply – almost the only spaces with close access to the shops in High Street/Heath Street area.					
Site Description							
The site is location on the east side of Fitzjohns Avenue on a Classified Road opposite Netherhall Gardens in the Fitzjohns/Netherhall Conservation Area. The site comprises a two storey end of terraced property with substantial front garden. The property and front boundary wall are identified in the Conservation Area Statement as making a positive contribution to the Conservation Area.							

Relevant History

01/08/2006 – p.p. granted for the erection of a single storey extension to the rear and a single storey extension to the side, and erection of a dormer window to the rear elevation and replacement dormer window to the side elevation, plus creation of new vehicular and pedestrian entrances and associated gates in the front boundary wall of the single dwellinghouse.

10/12/2008 – CLD withdrawn for proposed demolition of wall between pillars and erection of replacement wall with new timber gate, including new paving and highway crossover in connection with single family dwelling (Class C3).

Relevant policies

London Borough of Camden Replacement UDP (2006)

SD6 (Amenity for occupiers and neighbours)

B1 (General design principles)

B3 (Alterations and extensions)

B7 (Conservation areas)

T7 (Off-street parking)

T9 (Impact of parking)

T12 (Works effecting highways)

Camden Planning Guidance (2006)

Fitzjohns/Netherhall Conservation Area Statement

Assessment

Proposal

Planning permission is sought for the installation of a new vehicular crossover measuring 3m wide and alterations to the front boundary wall involving its partial demolition and insertion of a wooden sliding gate. A previous planning permission (ref: 2006/2349/P) approved on 01.08.06 originally included the provision of a crossover and vehicle entrance gates, however this was removed from the scheme prior to its grant following concerns raised from the Councils Highways Engineering Team and Transport Planning.

The proposed hard surface to the front of the property is considered to be permitted development by virtue of Part A, Class F of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 and is therefore not considered further as part of this application.

Design

The Conservation Area Statement describes Nos. 72-78 as a terrace of four two storey houses with no roof additions, built in approximately the 1920s and set back behind a distinct brick wall (red and gault) and hedge. Fitzjohns/Netherhall Conservation Area Statement specifies that alterations to front boundaries can dramatically affect and harm the character of the conservation area. It is considered that the alterations to the front boundary wall, particularly the replacement of a section of the wall with high timber gates, would detract from the appearance of property, and of the streetscape. The parking of vehicles in the front garden is also considered to adversely affect the setting of the building and the general street scene.

Permitting the replacement of part of the wall which is described as being of merit to the conservation area, with timber gates that do not relate to the original wall is considered to be harmful to the character of the property and the character and appearance of the wider Conservation area.

Transport

The vehicle crossover is 3.0m wide and given that it provides access from a classified road would require planning permission. One off-street car parking space is proposed on site and this space is sufficient to accommodate one car only, which is acceptable in terms of the provision of parking for

residential properties.

Policy T9 states that the Council will not grant planning permission for development that would harm on-street parking conditions or remove on-street parking where existing on-street parking spaces cannot meet demand. Creating a vehicle crossover access to this site will result in the removal of a residents parking bay. The site is located in a Controlled Parking Zone which suffers from parking stress and therefore the removal of resident's bays will affect the supply of residents parking bays. Although an off-street parking space is being created the proposal involves the loss of a general use residents bay to create a private parking space, and this could cause further parking stress. This is not in accordance with policy T9

The property is also surrounded by a high wall. Creating a vehicle crossover to this property will provide insufficient sightlines to be able to see oncoming traffic (particularly pedestrians). There is also insufficient room for a vehicle to turn around within the property, therefore one of the manoeuvres, either entering or exiting the property, will have to be done in reverse. The proposal therefore results in safety concerns.

It is therefore considered that the proposal is unacceptable on the grounds that there are insufficient sightlines for vehicles exiting the property and the removal of an on-street residents parking bay, which would detrimentally impact an area which already experiences parking stress. The design of the replacement gates are also considered harmful to the character and appearance of the conservation area.

Recommendation: Refuse planning permission

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