

DISCLAIMER

Decision route to be decided by nominated members on Monday 22nd December 2008. 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:	02/01/2009
		N/A / attached	Consultation Expiry Date:	01/12/2008
Officer			Application Number(s)	
Aysegul Olcar-Chamberlin			2008/3954/P	
Application Address			Drawing Numbers	
34 Hollycroft Avenue London NW3 7QL			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Alterations to front boundary wall of single family dwellinghouse (part retrospective) including refuse storage areas with sliding doors.				
Recommendation(s):		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	11	No. of objections	11
			No. Electronic	02		
Summary of consultation responses:	<p>A site notice was displayed from 11/11/2008 to 01/12/2008.</p> <p>The occupiers of nine neighbouring properties raised concerns. The grounds of their concerns are summarised below:</p> <ul style="list-style-type: none">The proposal would be out of character with the surrounding area and would not enhance the character of the conservation area. <i>Response: Please refer to the assessment part of the report.</i>Doors could be left open and the rubbish could spill out the pavement. <i>Response: An informative reminding the doors to be kept shut would be attached to the decision notice.</i>The proposal would result in loss of green space in the front garden. <i>Response: Please refer to the assessment part of the report.</i>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Redington/Frogna CAAC objected the proposal and considered the parking space in the front garden to be excessive.</p> <p><i>Response: It appears from the photographs the site has an existing parking space and dropped kerb. Additionally, this application is only for the alterations to front boundary and bin stores.</i></p> <p>Rosecroft Avenue Residents Association objected the proposal. The grounds of their objections are summarised below.</p> <ul style="list-style-type: none">The height and design of the proposal would be unsympathetic to the surrounding area. <i>Response: Please refer to the assessment part of the report.</i>The work done without planning permission. <i>Response: The Council's Enforcement Section has on ongoing investigation for the unauthorised work to the front boundary.</i>Doors of the refuse storage could be left open.					

	<i>Response: An informative reminding the doors to be kept shut would be attached to the decision notice.</i>
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Site Description

The application site is on the south side of Hollycroft Avenue in the Redington/Frogna Conservation area and has a three storey semi-detached property. There is an existing parking space in the front garden of the application site. The front boundary wall of the site has recently been alerted to accommodate bin stores without planning permission. The Council's Enforcement Section advised the applicant to make a planning application. The applicant has stopped the work.

According to the Conservation Area Statement that application property makes a positive contribution to the character of the conservation area.

Relevant History

None

Relevant policies

Replacement UDP 2006

S1/S2; SD1; SD6; B1; B3; B7; N8

Camden Planning Guidance 2006

Redington/Frogna Conservation Area Statement

Assessment

Proposal is for alterations to front boundary wall of single family dwellinghouse (part retrospective) including refuse storage areas with sliding doors.

Impact on the appearance of and character of the conservation area and the amenity of neighbours are the main considerations.

Design:

The Conservation Area Statement states the loss of low retaining walls has a detrimental affect on the streetscene and the low walls alongside the road and within properties add to the attractive appearance of the front gardens and architectural setting of building. It also advises proposals should respect the original style of the front gardens and architectural setting of building.

The front gardens of the properties in this area are very mixed in character from one of well-planted front gardens behind the low brick walls to front gardens that have been totally or partially lost to forecourt parking. A number the properties have altered their front boundaries. Given this area does not have an article 4 direction, the properties with a low boundary treatment can replace or alter their front boundaries up to 1m high (above the ground floor level) in accordance with 'the General Permitted Development Order'.

The proposed alteration to the front boundary wall would involve replacement of the low brick wall with a higher red brick work structure with a sliding timber doors to accommodate bin stores. The proposed structure would be 990mm above the pavement. The combination of brick work and timber door panels as a front boundary treatment is considered to be acceptable in this area and would not be likely to harm the appearance of the streetscene. It should also be noted the front boundary treatment could be replaced with brickwork pillars with timber panels up to 1m high without needing planning permission.

The proposal would not significantly change the ratio between soft and hard landscaping in the front garden. It is considered that re-landscaping of the front garden is acceptable and does not harm the appearance of the streetscene or the wider conservation area.

Overall, the proposal is considered not to cause unacceptable harm to the appearance and character of the conservation area and would be in accordance with the Council's relevant policies in terms of its design and appearance.

Amenity:

As long as the doors of the proposed refuse stores are kept shut, the proposal would not be likely to have an unacceptable impact on the amenities of the neighbours.

Recommendation: Planning permission should be granted.

