

Delegated Report		Analysis sheet		Expiry Date:		11/01/2007	
		N/A / attached		Consultation Expiry Date:		18/12/2006	
Officer				Application Number(s)			
Mary Samuel				2006/4981/P			
Application Address				Drawing Numbers			
29 Platt's Lane London NW3 7NN				See Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Erection of a boundary enclosure to both Platt's Lane and Clorane Gardens frontages, involving dwarf brick walls, brick piers with timber fencing in between and timber gates, to existing dwellinghouse to replace existing timber fencing.							
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	00	No. of responses	00	No. of objections	00
Summary of consultation responses:		A site notice was posted on 27/11/2006 to which there was no response					
CAAC/Local groups* comments: *Please Specify		Redington/ Frofgnal CAAC: (12/12/06) "Although we can find no grounds to objecting to this application, we regret that the proposed change is contrary to the present semi-rural character of the area".					

Site Description

Semi detached dwellinghouse on the northwest corner of the junction of Platt's Lane and Clorane Gardens. The building has been identified as one that makes a positive contribution to the conservation area in the CAS. The boundary fence of the property is a timber fence. Timber fences form the predominant garden enclosures in the area and those on corner properties such as Nos 18 and 29 Platt's Lane and 1 Ferncroft Avenue, the side of which faces Platt's lane, are particularly prominent.

Relevant History

None relevant.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

RUDP: S1 & S2, B1, B3, B7

Redington / Frognal CAS: Guideline RF8 on front gardens and boundaries

SPG: Advice on alterations to garden boundaries

Assessment

The proposal was originally to remove the existing timber garden fence and timber gates along Platt's Lane and Clorane Gardens of this corner property and replace it with a low wall, piers and railings enclosure, with metal gates. This was revised to omit the railings and replace them with timber fencing and timber gates.

Main issues: Impact on the appearance of the site and the character and appearance of the conservation area.

Assessment: The vast majority of front garden boundaries, where these have not been removed to allow forecourt parking, are in timber or a combination of low walls and timber, as well as some medium height brick walls. Railings are not part of the character of these streets in this part of the conservation area. There is only one exception of a 'railings and piers' boundary in front of Windsor Court, a group of 4 terraced properties well recessed from the established building line, which are of different design and materials and appear as one larger building.

No 29 occupies a very prominent corner site and its garden enclosure has a strong presence in the street scene. It is considered that the removal of a timber fence - the predominant treatment of garden enclosures in the area - and its replacement with a boundary of low wall and railings with piers, although well designed in itself, would significantly detract from the established character of the area.

Policy B3 states that the Council will not grant p.p. for alterations that it considers cause harm to the appearance and setting of a building or the established character of the surrounding area and specifically refers to the inappropriate alteration and replacement of boundary enclosures. Policy B7 draws attention that consent will be granted in a conservation area only if the proposal preserves or enhances the special character or appearance of the area. Guideline RF8 in the Redington / Frognal CAS recognises that the front boundaries between pavement and houses can dramatically affect and harm the character of the conservation area and concludes that proposals should respect the original style of boundary and these should generally be retained and reinstated where they have been lost.

The applicant agreed to amend the proposal and replace the railings with timber, close board, featheredge style fencing in soft wood or green oak, finished with capping rail and timber gates. The fence will be 1.3m high along Platt's Lane and stepped along Clorane Gardens to follow the pavement slope but not exceeding the existing height of the fence on this side of 1.5m.

The appearance of the revised fence is acceptable and will preserve the character of this part of the conservation area.

Approval is recommended

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