

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		04/10/2006	
		N/A / attached		Consultation Expiry Date:		12/09/2006	
Officer				Application Number(s)			
Matthew Durling				2006/3573/P			
Application Address				Drawing Numbers			
80 Priory Road London NW6 3NT				Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date		
Proposal(s)							
<p>Installation of 1.8m high metal railings at upper ground floor level on the western edge of the existing side extensions between 80 and 82 Priory Road (Site includes 82 Priory Road).</p>							
Recommendation(s):		Grant conditional 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	01	No. of objections	01
Summary of consultation responses:		<p>A site notice was displayed from 22.08.06 to 12.09.06.</p> <p>The occupier of 81 Priory Road has raised objection to the proposal on the following grounds:</p> <ul style="list-style-type: none"> The gold tipped finials are unnecessary as they do not increase the railings functionality; The gold finials do not recreate an accurate architectural feature; The gold finials draw unnecessary attention to the railings; The gold finials are out of place in this modest residential setting; and The gold finials detract from the view of the tree beyond. <p><i>Response: It is considered that black finials would be more appropriate in this location. A condition is attached to the decision notice requiring that the finials be painted black and maintained as such thereafter.</i></p>					
CAAC/Local groups comments:		<p>No CAAC in Swiss Cottage Conservation Area.</p> <p>No reply to date from Local Amenity Groups.</p>					

Site Description

80 and 82 Priory Road are each half of two pairs of semi-detached buildings on the east side of Priory Road, to the south of Canfield Gardens. The buildings are located within the Swiss Cottage conservation area.

Relevant History

23/06/2005

Planning permission was refused (ref 2005/0890/P) for the retention of timber boarding at upper ground floor level on top of the flat roofs of the existing side additions between Nos. 80 and 82 Priory Road.

26/10/2004

An enforcement investigation was opened (ref EN04/0963) for the erection of a timber fence 2.18m high over 2 existing single storey side extensions between 80 and 82 Priory Road.

Relevant policies

London Borough of Camden adopted Unitary Development Plan 2006

SD1 (D) Community safety
B1 General design principles
B3 Alterations and extensions
B7 Conservation areas

Swiss Cottage Conservation Area Statement

Assessment

Proposal:

An enforcement investigation was opened in 2004 following the unlawful installation of timber fencing 2.18m at upper ground floor level on the western edge of the side extensions between 80 and 82 Priory Road. A subsequent application for planning permission for their retention was refused in June 2005. This application seeks permission to installation 1.8m high metal railings in the same location as a replacement to the unlawful timber fencing.

Main issues:

The main issues requiring assessment include the impact of the proposal on community safety and the impact of the proposal on the appearance of the building, the streetscene and the character and appearance of the conservation area.

Assessment:

This application has been submitted in response to the refusal of planning permission and subsequent enforcement investigation in respect of an existing close-boarded timber fence located between 80 and 82 Priory Road.

In terms of community safety, it is considered that the proposal will improve the security of 80 and 82 Priory Road by reducing access to the rear and also by facilitating surveillance of the side of the properties from the street. The proposal is compliant with policy SD1, which requires development to incorporate design measures that address personal safety, including fear of crime, security and crime prevention. The proposal has accordingly been supported by a Crime Prevention Design Advisor from the Metropolitan Police.

The reason for refusal for retention of the close-boarded fence was:

'the retention of the timber boarding fence above the flat roofs of the basement side extensions, by reason of its alien form and inappropriate material, would have a detrimental impact on the setting of the adjacent buildings and on the character and appearance of the conservation area...'

The revised proposal is considered to adequately address these concerns and the erection of railings in this location is considered to be acceptable in principle. There are similar railings surmounted on low brick walls to the front of 80 Priory Road and so railings are not an alien feature in this locality. The proposed railings will be

1800mm in height, some 300mm lower than the existing close boarded timber fence. The reduction in height is welcomed and together with the more 'open' boundary treatment will allow locally important views from the public realm between the buildings and to the trees beyond.

The railings will comprise simple black balusters with arrowhead finials. Whilst it has been proposed to gild the finials in gold. It is considered that gilding the finials would draw unnecessary attention to the railings from the street and so it is therefore recommended that a condition be imposed to require them to black which will reduce their prominence from the street.

It is considered that the black metal railing will have a neutral impact on the setting and appearance of the properties and will preserve the character and appearance of the conservation area.

Recommend: Grant conditional permission.

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