

Delegated Report		Analysis sheet		Expiry Date:		11/09/2006	
		N/A / attached		Consultation Expiry Date:		16/8/6	
Officer				Application Number(s)			
Alex Bushell				2006/3261/P			
Application Address				Drawing Numbers			
27A Rosslyn Hill London NW3 5UJ				Site Location Plan 334/D01; D02; D03; D04; D05.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Alterations to boundary wall including new railings with raised brick piers and pedestrian and vehicular entry gates.							
Recommendation(s):		Grant Planning Permission subject to Conditions					
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:		S/N displayed - no response					
CAAC comments:		The Fitzjohns/Netherhall CAAC raises no objection					

Site Description

Semi-detached unlisted 3-storey single family dwelling house on the south side of Rosslyn Hill near to its junction with Hampstead Hill Gardens. The site is within the Fitzjohns Netherhall CA.

Relevant History

19/02/2002 PWX0103977 Certificate of Lawfulness for existing development for minor elevational alterations to a single family dwelling house.

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.

Replacement UDP 2006

B1, B3, B7, N8

Assessment

The application proposes the following:

- The erection of 2m high brick piers with coping stones either side of the existing vehicular and pedestrian access points to match the brickwork on the existing wall;
- The installation of railings on the existing low wall; and
- The installation of pedestrian and vehicular access gates.

The material planning considerations are as follows:

- The proposed brick piers, railings and gates are suitably designed for the character of the surrounding boundary treatment in the locality and would not introduce an overly dominant means of enclosure;
- The development would therefore preserve the character and appearance of the conservation area;
- The existing vegetation in the front garden comprises hedging and a large shrub sized *Rhus* tree. Both will have to be cut back to facilitate the implementation of the works; however, it is only the *Rhus* that is worthy of retention, in terms of the contribution that it makes to the character and appearance of the conservation area. As it is growing within an existing raised planter, it is unlikely that the foundation required for the brick piers would damage the root structure. Nevertheless, a condition is added to ensure its retention.

The application is accordingly recommended for approval subject to conditions.

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