

Submitted on behalf of Elena Ciallie and Francesco Garzarelli by Openstudio Architects

#### Proposal

The application contains proposals to upgrade the entrance steps and boundary walling to an existing red brick Edwardian home, including additional planting and the provision of a dedicated waste bin and recycling area and cycle storage.

The alterations are minor and are consistent with a recently granted consent to the neighbour at number 20 Bracknell Gardens (2013/7204/P) and with the red brick steps and brick walling at number 16 Bracknell Gardens, to which the application site is semi-detached.

The proposals will not result in an increase in floor area.

The proposed alterations are:

1. Removal and reinstatement of red brick steps to the front entrance.
2. Extension of the red brick paving to the door to the side passage (to replace worn asphalt).
3. Creation of a waste bin and recycling area close to the street, enclosed with black-painted timber doors, and incorporating a planter above.
4. Removal of a poor quality steel and timber fence and replacement with a red brick wall.
5. Removal of a derelict timber fence to the side passage and replacement with a red brick wall and timber fencing above.
6. Demolition of an existing timber shed and replacement with an open timber roof structure, incorporating a cycle store.

#### Site

18 Bracknell Gardens is a 3-storey, semi-detached house in the Frogna Conservation area. It was originally constructed as a single-family house by W J King building contractors in 1907-08 to designs by architect C H Saunders in a neo-Georgian style. It backs onto a private garden. The building has brick façades and traditional timber windows, while the rear alterations have taken place primarily at ground floor level. It has been the subject of a recent sympathetic refurbishment, under planning consent reference 2012/6836/P.

#### Access

The proposal seeks to improve access into the dwelling, as the current steps are uneven and badly worn, causing a trip hazard, and these would be replaced in leveled red brick to match existing.

Access to transportation networks remains as existing, as does resident parking on the street.

#### Layout of proposed development

Relationship of buildings, routes and spaces + Safety and security:

Security is of concern for the residents and at the moment the large hedge to the side passage represents a place where intruders can conceal themselves close to the front door. The proposal removes this hedge and replaces it with lower planting close to the street. The entrance is therefore more visible from the street, as well as being more open, and this improves the security of the residents. The design thus reflects the attributes of safe, sustainable places set out in Safer Places- the Planning System and Crime Prevention (ODPM/Home Office, 2003).

#### Scale/appearance and Materials

The new waste bin enclosure is kept as low as possible, while still enabling the bins to be concealed. The existing garden wall is retained as existing, so there is no impact of the appearance of the wall or the current planting.

The scale of the new red brick boundary wall is consistent with the wall at number 16, to which the application site is semi-detached. Attention has therefore been paid to keeping the paired building consistent, and to matching the scale and materials of the semi-detached houses across the front gardens.

All proposed materials are to match or improve upon existing materials, so red brick paving replaces existing broken red brick paving, and the same paving replaces unsightly asphalt. New boundary walls are to be red brick, to match the house, and the high level timber fencing matches that already used at number 16.

#### Landscaping

As noted above, the main front garden will be undisturbed by the proposed works. A new planter has been proposed to run alongside the new brick boundary wall, which will enable planting and flowers to be introduced along this wall. The planting will be extended onto the roof of the bin enclosure with a planter.

#### Relationship to surrounding development

As the proposed alterations are minor changes to an existing building, there is no change in the relationship to the surrounding development.

#### Precedent

The most recent applications which dealt with alterations to the front area are:

2012/0867/P (Registered 27/11/2013)

Flat 1, 20 Bracknell Gardens London NW3 7ED

Reconstruction of front walls, creation of bin storage area and replacement of path and front steps to flat.

2012/6653/P (Registered 27/12/2012)

Flat 1 Ground Floor 17 Bracknell Gardens London NW3 7EE

Alterations to front garden area including new paving, erection of bin store and replacement of existing garden wall and piers with low wall and railings over, piers and gate all in connection with existing residential flat (Class C3).

#### Relevant local and national policies and guidance

##### National Policy - Conservation

From PPG 15 (Planning and the Historic Environment - from the section 4 on Conservation Areas)

4.19 The Courts have recently confirmed that planning decisions in respect of development proposed to be carried out in a conservation area must give a high priority to the objective of preserving or enhancing the character or appearance of the area. If any proposed development would conflict with that objective, there will be a strong presumption against the grant of planning permission, though in exceptional cases the presumption may be overridden in favour of development which is desirable on the ground of some other public interest.

##### Camden Development Policy 25: Conserving Camden's heritage

'In order to maintain the character of Camden's conservation areas, the Council will:

b) only permit development within conservation areas that preserves and enhances the character and appearance of the area'.

The proposed development at 18 Bracknell Gardens is consistent with these policies, as it preserves and enhances the conservation area, by keeping changes to the street to a minimum, while enhancing the entrance and accommodating rubbish removal in a discreet way.

#### Conclusion

The minor alterations contained in this application are consistent with Local and National Planning Policy. They are sensitive to the Conservation Area in which they are located and will both preserve and enhance the existing building.