

Delegated Report		Analysis sheet		Expiry Date:		12/09/2014	
		N/A		Consultation Expiry Date:		28/08/2014	
Officer				Application Number(s)			
Tessa Craig				2014/4707/P			
Application Address				Drawing Numbers			
16 A Upper Park Road London NW3 2UP				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Rebuild front garden wall, replace front steps, capitals and front door and install two new piers and iron vehicle and pedestrian gates at the front boundary.							
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	07	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was erected on 06/08/2014 and the application was advertised in Ham & High on 07/08/2014.					
CAAC/Local groups* comments: *Please Specify		Parkhill CAAC- no objection.					

Site Description

The site is located on the south side of Upper Park Road; it comprises a 5 storey semi-detached property which is subdivided into flats.

The site is not listed, but is within the Parkhill Conservation Area.

Relevant History

2012/3452/P: Erection of a single storey rear extension at lower ground floor level, replacement of all existing windows with double glazed sash windows and infilling of side elevation window to flat (Class C3). Granted 21/08/2012.

2012/6435/P: Replacement of existing windows to front, side and rear elevation and the replacement of a window with a door on the rear elevation of existing lower ground floor flat (C3). Granted 18/01/2013.

Relevant policies

NPPF

The London Plan

LDF Core Strategy and Development Policies

- CS5 Managing the impact of growth and development
- CS14 Promoting high quality places and conserving our heritage
- DP22 Promoting sustainable design and construction
- DP24 Securing high quality design
- DP25 Conserving Camden's heritage
- DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 1 (design)

Parkhill Conservation Area Statement

Assessment

Proposal

Planning permission is sought for changes to the front boundary including a new brick wall and two additional pillars and a new pedestrian and vehicle gate, replacement steps to the front door, new front door and new capitals on the columns either side of the front door.

The proposal has been revised since its original submission to propose capitals which match the majority of properties within the street (with plaster design) rather than plain capitals to match the existing property.

Assessment

The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used.

Camden Design Guidance (CPG1) states:

Due to the prominence of the boundary treatments in the streetscene we will expect the design, detailing and materials used to provide a strong positive contribution to the character and distinctiveness of the area and integrate the site into the streetscene. For boundary treatments around listed buildings or in a conservation area we will expect:

- the elements are repaired or replaced to replicate the original design and detailing and comprise the same materials as the original features*
- the works preserve and enhance the existing qualities and context of the site and surrounding area.*

The Parkhill conservation area statement advises:

Garden boundaries are originally typically low walls and railings (although most railings are missing), and hedges. Boundary walls tend to match the bricks of the houses, with brick gate piers. Many walls and piers remain, but many railings have been removed. There is potential to reinstate appropriate railings and walls. In many cases the original walls and gate piers remain but the railings have been removed. This has been mitigated in some areas by substantial hedge planting. Loss of front gardens and boundary treatment (hedges and brick walls) is detrimental to the character of the streetscape and conservation area in general. This is generally as a result of the provision of off-street parking or to pave over the front garden to reduce maintenance. Front gardens are very important not just for aesthetic reasons, but also for biodiversity, sustainable drainage and to reduce the heat island effect. Planning permission is now required for the paving over of more than 5m² of front garden.

The proposal will reinstate a boundary wall and add two pillars to match the existing brick wall, with the addition of sympathetic wrought iron black vehicle and pedestrian gates. Additionally, the new capitals will match the majority of properties in the street and be an acceptable addition in terms of the streetscene and the conservation area. No changes to the hardstand area in the front of the property are proposed. The dropped kerb is existing and there are no concerns in terms of amenity.

Recommendation

Grant planning permission.