

Delegated Report		Analysis sheet	Expiry Date:	01/05/2015
(Members Briefing)		N/A / attached	Consultation Expiry Date:	16/04/2015
Officer			Application Number(s)	
Darlene Dike			2015/1348/P	
Application Address			Drawing Numbers	
21 Rudall Crescent London NW3 1RR			See Decision Notice.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of bin store, replacement of front fence, and repaving of hard-standing with York stone. [Retrospective]				
Recommendation(s):	Grant planning permission			
Application Type:	Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	13	No. of responses	02	No. of objections	02
Summary of consultation responses:	<p>A site notice was displayed from 25/03/2015 to 15/04/2015. A press notice was published from 26/03/2015 to 16/04/2015.</p> <p>One objection was received from 19 Rudall Crescent which is summarised as follows:</p> <ul style="list-style-type: none"> - Bin store is an inappropriate colour and should be green <p>Officer's Response See paragraph 3.1</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Rudall Crescent Resident's Association made the following objection:</p> <p>The plans provided are incorrectly marked since what is designated as existing no longer exists and what is marked as proposed has already been built. It is our contention that the design of the new fencing and bin storage is wholly incompatible with the design and colours appropriate for a Victorian property and in such a prominent position in the streetscape. This, as you know, is contrary to Camden's planning regulations for the Conservation Area. We have no objection to the new paving which is an improvement on what was there before nor to the sedum roof on the bin storage. We think that the bin storage should ideally be replaced with materials and a design including finishing colour which IS in keeping with the house and surrounding properties. At the very least the whole arrangement should be painted dark green to make its bulk as unobtrusive and inconspicuous as possible.</p> <p>Officer's Response It is considered that the timber which has been used is sufficiently traditional to complement the setting of the fence and bin store within the Hampstead Conservation Area, as timber is present in the front boundary treatments of other properties along Rudall Crescent, and will weather well.</p>					

Site Description

The site comprises a three storey red brick building located on the west side of Rudall Crescent. The property is currently used as a single family dwelling house, for which there is an existing hard-standing separated from the main house by a front boundary fence, behind which the front garden is contained. The site is located in the Hampstead conservation area and whilst not listed, the building is identified within the Conservation Area Statement as making a positive contribution to the character and appearance of the conservation area.

Relevant History

APPLICATION SITE

2013/4208/P - Replacement of existing windows to front elevation, installation of a new front dormer, following removal of the existing and associated works to off street parking area in connection with dwelling house (Class C3).
Granted 25/09/2013.

NEIGHBOURING SITES

25 Rudall Crescent

2012/6217/P - Part infill single-storey extension to rear at ground floor level, with external alterations to include the installation of skylight to rear sloping roof and partial excavation of rear garden and erection of new bin store in front garden of existing ground floor flat (Class C3). **Granted 04/03/2013**

Relevant policies

National Planning Policy Framework 2012

National Planning Practice Guidance

London Plan 2015

Camden LDF Core Strategy 2010

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Camden Development Policies 2010

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance (updated 2013)

CPG1 Design – Chapter 6

Hampstead Conservation Area Statement 2001

Pages 53, 60 and 61

Assessment

1. Proposal

1.1. The application relates to the front garden area of 21 Rudall Crescent. Proposals seek to retain an erected timber fence, and the matching timber bin store set behind it. It is also proposed to retain a section of hard-standing, which previously comprised crazy paving, now replaced with York stone.

2. Assessment

2.1. The principal considerations material to the determination of this application are summarised as follows:

- Design (Visual impact)
- Amenity (Impact on the amenity of adjoining neighbours)

3. Design

3.1. The proposed fence and bin store are considered to be appropriate in terms of location, scale, materials and design. At a height of 1.3m the fence and bin store are unobtrusive and not unduly prominent, in terms of their scale and massing. Positioned behind the new timber fence the bin store aids the applicants in shielding unsightly refuse from the street and so is preferable to the previous arrangement which simply positioned refuse boxes directly on to the hard standing where they were clearly visible from the public realm and cluttered the street scene. The fence and bin store benefit from being constructed of a uniform material, which makes them cohesive within the host building's front garden area and indistinguishable from each other when viewed from the pavement along Rudall Crescent.

3.2. Though there has been some objection to the use of timber, it is felt that this material is sufficiently traditional to complement the setting of the fence and bin store within the Hampstead Conservation Area, as timber is present in the front boundary treatments of other properties along Rudall Crescent, and will weather well. It is acknowledged that dwarf brick walls with mature hedges are the more dominant boundary treatment within the conservation area, but given the position of the fence and bin store, which are both well set back from the road by 5.8m, there will be limited harm to visual amenity within the public realm, and so it is felt that a timber fence is appropriate in this context.

3.3. The replacement of the hard-standing is also acceptable in design terms. The aesthetic value of the York stone paving is far higher than that of the crazy-paving it replaces and so these alterations to the hard-standing are seen as an improvement that serves to preserve and enhance the setting of the host building within the Hampstead Conservation area. It is acknowledged that the replacement York Stone paving does not meet CPG1 requirements for 'hard standings greater than five square metres' to 'incorporate sustainable urban drainage systems', however, this not considered sufficient cause to refuse the scheme, given the improvement that the York Stone paving makes to the previous condition of the front garden area.

4. Amenity

4.1. The proposed works are minor in nature, and will not impact on the daylight or sunlight nor outlook to any of the neighbouring properties.

5. Recommendation - Grant Planning Permission.

DISCLAIMER

Decision route to be decided by nominated members on 27th April 2015. For further information please go to www.camden.gov.uk and search for 'members briefing