

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>02/04/2015</b>
<b>(Member's Briefing)</b>		N/A	<b>Consultation Expiry Date:</b>	<b>19/03/2015</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Tendai Mutasa			2015/0659/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
58 Fitzjohn's Avenue London NW3 5LT			See draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Installation of metal railings between No's 58 & 60 to match existing railings to front and side boundary (part retrospective).				
<b>Recommendation(s):</b>		Grant conditional permission		
<b>Application Type:</b>		Full Planning Permission		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>70</b>	No. of responses	<b>0</b>	No. of objections	<b>0</b>
<b>Summary of consultation responses:</b>	A site notice was displayed on 25 February 2015 and expired 18 March 2015 and a press notice was published on 26 February 2015 and expired 19 March 2015.					
<b>Local groups comments:</b>	<p><b>The Heath &amp; Hampstead Society</b> have objected to the application on the following grounds:</p> <ul style="list-style-type: none"> <li>• This application is presented in a way that makes it virtually unreadable. It plainly concerns a section of boundary railing between No 58 and one of the adjoining houses, but which one, where the railing is sited, what it looks like let alone why it was erected without Planning Permission—is completely unclear.</li> </ul> <p><b>Officer response:</b></p> <ul style="list-style-type: none"> <li>• During the course of the application additional drawings and a site plan which annotates the exact position of the new railing have been attained from the applicant.</li> <li>• The reason given for the premature installation of the railing is that there was confusion as to what was granted in 2011, this application is seeking to regularise the situation.</li> </ul>					

## Site Description

The site is located on the eastern side of Fitzjohn's Avenue, a long sloping residential street to the east of Finchley Road.

The property is a large semi-detached three-storey house with roof and basement accommodation. It dates from the late 19th century and is constructed mainly in brown brick. The building is divided into 6 self-contained flats.

The front garden has an existing driveway and bin stores behind the existing front boundary wall.

The site is located in Fitzjohns/ Netherhall Conservation Area. The building on the site is not listed. The building is noted within the conservation area statement as making a positive contribution to the conservation area.

## Relevant History

**2011/0965/P** - External alterations including the installation of railings to front boundary wall and side boundary, the erection of a new bin store and re-paving of driveway to residential dwelling (Class C3). Approved.

## Relevant policies

### NPPF (2012)

**The London Plan March 2015, consolidated with alterations since 2011**

### LDF Core Strategy and Development Policies (2010)

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

CPG1 (Design) 2013

CPG6 (Amenity) 2011

### Fitzjohns and Netherhall Area Statement (February 2001)

## Assessment

### 1.0 Proposal

1.1 Planning permission is sought part retrospectively for the installation of metal railings measuring 1.8m in height between Nos 58 & 60 to match existing railings to front and side boundary. The application is in part retrospective as only part of the railings have been installed.

### 2.0 Assessment

2.1 The main planning issues to be considered are:

- Design and Conservation
- Neighbour Amenity

### 2.2 Design and Conservation

2.2.1 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. Policy DP25 seeks to preserve and enhance the character and appearance of conservation areas.

2.2.2 CPG1 design guidance recommends alterations take into account the character and design of the property and surroundings.

2.2.3 Because the proposed railings have been partially installed, it has been possible to assess them in situ and to photograph them. Although, the railings have been installed prematurely without the benefit of planning permission to the boundary wall that's shared with the property at No60, it is considered that the proposed railings as installed will not appear out of place in this environment, due to their height in relation to the existing boundary treatment.

2.2.4 The materials used are the same as those used on the front and the other boundary wall shared with the neighbour at No56, this is encouraged and considered appropriate in the conservation area. The railings line up with the existing concrete upstands at the front and side of the property. The detailed design including the use of wrought iron heads is also considered acceptable and in keeping with the general appearance of the building and the surrounding area.

### 2.2 Neighbour Amenity

2.3.1 It is considered that the development as installed will have no detrimental impact on the amenities of neighbours but rather will increase security within the neighbourhood

### 3.0 Conclusion

3.1 The proposed railing are considered acceptable in terms of design, impact on the Conservation area and impact on amenity. The development is deemed consistent with the objectives and policies identified above. It is recommended planning permission be granted.

4.0 **Recommendation:** Grant conditional permission

## DISCLAIMER

Decision route to be decided by nominated members on Monday 11<sup>th</sup> May 2015. For further information please click [here](#)