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**Conservation Area Advisory Committee**

Advisory Committee	Parkhill/Upper Park
Application ref	2015/4632/P
Address	4 Downside Crescent London NW3 2AP
Planning Officer	Patrick Marfleet
Comments by	24 September 2015
Proposal	External alterations including erection of railings along front boundaries of the site.
Objection	Yes
Observations	<p>OBJECT</p> <p>A further increase in the area of hardstanding and the loss of much of the remaining front boundary wall and in particular the loss of the edge and shrubs at front and sides would be harmful to the character and appearance of this house and the neighbourhood and of course the Conservation Area and contrary to Camden Planning Guidance.</p> <p>See attached Camden Planning Guidance: Landscaping and Trees Garden 17-23</p> <p>Eldred Evans Chair BCAAC Belsize - Elsworthy - Parkhill &amp; Upper Park</p>

**Documents attached**

No details entered

**Documents attached**[Camden 150911151303-001](#)

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**About this form**

Issued by	Contact Camden 5 Pancras Square London N1C 4AG
Form reference	11915213

**Data Protection**

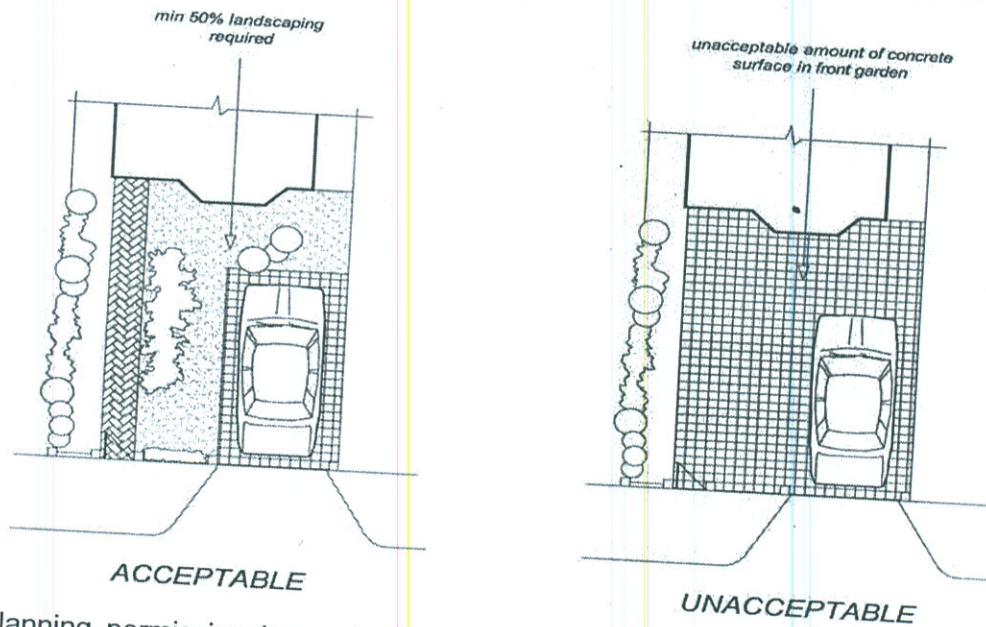
No personal information you have given us will be passed on to third parties for commercial purposes. The Council's policy is that all information will be shared among officers and other agencies where the legal framework allows it, if this will help to improve the service you receive and to develop other services. If you do not wish certain information about you to be exchanged within the Council, you can request that this does not happen.

- access, servicing and other parking
- boundary walls and fences
- building roofs and walls
- soft landscaping
- hard landscaping

### Gardens

17. Front, side and rear gardens make an important contribution to the character of the townscape of the Borough and contribute to the distinctive character and appearance of individual buildings and their surroundings. The historical pattern of development in Camden means that gardens are particularly subject to development pressure with their loss resulting in the erosion of local character and amenity and existing or opportunities for the maintenance and improvement of biodiversity.
18. The design of front gardens and forecourt parking areas make a particular impact on the character and attractiveness of the public realm. The following guidelines in the design of front gardens, and other relevant spaces fronting the street, should be considered:
  - Front gardens should not be excavated as a means of providing access to basements or providing car parking space.
  - Original materials should be replicated or re-used where appropriate. This is particularly important in front gardens where they provide a significant contribution to the streetscape. An application is more likely to be considered favourably where a proposal seeks to replicate or re-use original materials.
  - Trees and vegetation which contribute to the amenity of the surrounding area should not be removed.
  - The balance between hard and soft landscaping elements, which should maintain an acceptable proportion of soft landscaping. Changes should not result in more than 50% of the garden area becoming hard landscaping
  - In conservation areas, every effort should be made to retain or re-introduce the traditional surfaces such as natural stone paving or granite setts that constitute its floorscape and traditional means of enclosure such as walls, railings and hedges. If new materials are used the texture and colour should be sympathetic to the setting.
19. Where forecourt parking areas involve the loss of front garden space there is a presumption against the loss of garden space. The removal of all vegetation, its replacement with a hardstanding, and the proximity of the cars to the building can all detract from the appearance of the building and the street in general as well as result in the loss of valuable habitat and biodiversity. Sealed surfaces which replace porous or permeable surfaces will also, cumulatively, increase the amount of stormwater runoff and increase the risk of local flash floods or flooding further down the drainage system. (For further information, please see Camden Planning Guidance on **Water**.)
20. To create forecourt parking, an applicant has to create a means of access to the road. This may involve demolition of a wall surrounding the front garden and the creation of a gate. A crossover has to be built to gain access over the pavement from the road to the front garden. Finally a hardstanding has to be created in the front garden.
21. Planning permission is generally not required to demolish the front building wall, except where the property is affected by an Article 4 Direction. See Camden Planning Guidance on **Article 4 Directions** detail. The Council will encourage the retention of some of the front boundary treatment to screen any car parking space within the front courtyard. Conservation area consent is required for the demolition of a boundary wall, fence or gate over 1m in height, adjoining a highway in a conservation area. This will normally be refused. Listed building consent will be required for any works to a structure within the curtilage of a listed building.

22. For dwellinghouses planning permission is generally not required for the creation of a crossover unless the property is affected by an Article 4 Direction or the crossover is to a classified road. (See Camden Planning Guidance on **Vehicle Access and Parking** for a list of classified roads.) However, permission is required from the Highways Authority. The Highways Authority will generally refuse permission for a crossover as it would result in the loss of an on-street car parking space because of the need to keep the highway in front of the crossover clear to allow access. Therefore the creation of forecourt parking would seldom result in a net increase in parking spaces.
23. For dwellinghouses, planning permission is not required for the creation of hardstand unless the property is affected by an Article 4 Direction. However, the Council would encourage the retention of provision of the maximum amount of vegetation and porous or permeable surfaces. Vegetation should attempt to screen any forecourt parking and where appropriate form a sense of enclosure to the forecourt. Should forecourt parking be provided, it should follow the principles in the *Acceptable* diagram below.



24. Planning permission is required for alterations to flats and listed building consent is required for alterations to listed buildings and structures within their curtilage.
25. **Rear gardens** often form part of the semi public realm as they are looked upon by large numbers of properties where occupants of these buildings benefit from their outlook onto the "borrowed landscape". Along with the visual benefits of trees and vegetation, rear gardens also provide a sense of visual separation and privacy. Grouped together containing mature trees and vegetation the rear boundaries of gardens often provide significant benefits in terms of the wildlife of an area, and development within rear gardens, such as for out buildings, should preserve this wildlife corridor. (Please see Camden Planning Guidance on **Biodiversity**.) Large scale development of rear gardens is unlikely to be acceptable (Please see Camden Planning Guidance on **Extensions, alterations and conservatories**). Rear gardens may also contribute to the character of the area with views through to them in gaps between buildings. The maintenance or creation of views through to trees and other vegetation in rear garden areas is considered to be a key design strategy for the maintenance or enhancement of the character of an area.

#### Access, Servicing and Other Parking

26. In landscape terms, the provision of access should be considered at the site planning