

HCAAC Comments
47 Arkwright Rd.
Application Ref: **2015/2087/P**
Registered 2016/03/26 comments until 2016/04/14
Attention: Anna Roe designated planning officer

Description:

Replacement of timber balustrade with metal railings and retention of existing decking at roof level (retrospective)

We are dismayed to be alerted by neighbouring properties to this retrospective application.

This application is a very good example of projects being carried out without any regard to planning rules within our Conservation Area in Hampstead.

It is also a reminder that our Conservation area is constantly being eroded by these supposedly minor alterations, changing the charm and character of our streets.

Finally this type of retrospective applications may have a greater impact on general public's perception of 'Planning Authorities' and how they are viewed.

It has a direct connotation for Camden Planning authority; being perceived as an authority unaware of works being carried out in its Conservation Areas and have not got the adequate resources to enforce Planning Laws within the Borough.

Our concerns and objections are as follows;

1. Retrospective application

Reason; HCAAC does not accept the premise of this application after the works has been carried out on the 26 January 2015 in accordance to the application form. There has been a previous application in 2002 granted for Guard railing and maintenance access to the same roof space. It is concluded that the applicant would have been aware of the obligation for a planning application in Hampstead Conservation Area.

2. No prior assistance sought;

Reason; In accordance to the application form no prior assistance was sought on this application or prior to carrying out the works.

However the applicant has been aware of the building regulations!

There are many design and information guidance on line for planning research purposes. Planning Portal or Camden's Planning and Environment website, are further sources of information.

3. Change of use

Reason; Full planning is sought for the change of use from access and maintenance to terrace use. Unclear area gain for the terrace. This declaration of change of use is only stated on the application form. The same has not been included or declared in the description of the works on this application or the retrospective works.

For the reasons given above and after further consideration HCAAC recommends that this retrospective application to be refused.