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Constantine Koritsas
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www.camden.gov.uk/planning

By email

Dear Mr Koritsas,

Re: Mount Vernon, London, NW3 6QR

Thank you for submitting a pre-planning application enquiry for the above property which was received on 28 September 2016 together with the fee of £420.00.

1. Drawings and documents

Drawings numbered SK101, SK102, SK103, SK104, SK105 and cover letter dated 30/08/2016.

2. Proposal

Installation of railings above boundary walls.

3. Site description

The application site comprises the area bounded by Frognaal to the west, Frognaal Rise to the north east and Mount Vernon to the South. The site contains a number of residential buildings including the Grade II Listed Mount Vernon House, Pavilion Court, Gainsborough House and Highgrove Point. The application site is located within the Hampstead Conservation Area.

A high brick wall surrounds the site which is the subject of this pre-application enquiry.

4. Relevant planning history

P9601599 & L9601600 - Rebuilding of a section of the boundary wall. Listed Building Consent granted 16/10/1996.

LW9702024 - Approval of details of boundary wall repairs pursuant to additional condition 04 attached to the listed building consent granted on 31st January 1996 (ref. HB/9570029R2) for alterations and extensions to the building. Granted 08/01/1998.

LW9702962 - Approval of details of brick type and mortar specification pursuant to additional condition 02 and 03 attached to the listed building consent granted on 16th October 1996 (Ref. L9601600) for the rebuilding of a section of the boundary wall. Granted 26/06/1998.

5. Relevant policies and guidance

National Planning Policy Framework 2012

The London Plan March 2015, consolidated with alterations since 2011

LDF Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

LDF Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011/2015

CPG6 (Amenity)

CPG1 (Design)

Hampstead Conservation Area Statement 2001

6. Assessment

The main planning considerations would be:

- Design (impact of the proposal of the setting of the Listed Mount Vernon House and the character and appearance of the surrounding Hampstead Conservation Area); and
- Amenity (impact of the proposal on the amenity of neighbouring residents in terms of outlook, daylight and privacy)

Design

The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. The following considerations contained within policies CS5, CS14 of the Core Strategy and policies DP24, DP25 and DP26 of the Development Policies Document are relevant to the application: development should consider the principle of the development; the impacts of the development on the character, setting, context and the form and scale of neighbouring buildings; and the residential amenity impacts of the proposals.

Camden's Development Policies Document is supported by CPG1 (Design) and CPG6 (Amenity), as well as the Hampstead Conservation Area Strategy.

The proposal involves the erection of railings above the existing boundary walls surrounding the site, along with the replacement of the existing railings around the main entrance with taller railings of a similar design.

CPG1 (Design) states that for boundary treatments around Listed Buildings or in a conservation area the Council would expect:

- The elements to be repaired or replaced to replicate the original design and detailing and comprise the same materials as the original features; and
- The works to preserve and enhance the existing qualities and context of the site and surrounding area (para.6.38)

CPG1 (Design) further advises that you should avoid a 'fortress approach' when designing out crime as it tends to be unattractive and can result in an oppressive environment for both residents and passing pedestrians (para.9.7). Nevertheless, the Council recognises the need to reduce opportunities for criminal behaviour (para.6.22). The installation of traditional railings in this instance is considered to be an acceptable solution to increasing security without appearing too overbearing. However, please note that this would be dependent on the method of fixing the railings to the wall.

Because the wall is located within the boundary of the listed Mount Vernon House, it is considered 'curtilage listed' and we must consider the impact of the development on the special character of the listed building along with any impact to the historic fabric of the wall. The proposed railings would have a traditional appearance and the proposal is therefore likely to be considered acceptable. However, the section drawing provided with the pre-app submission suggests that the railings would be fixed by a large mounting structure attached to the rear of the wall. No rear elevation has been provided to confirm this, but assuming this is the proposed method, it is unlikely to be considered acceptable. The council must consider the impact on the setting of the listed building when viewing both the front and the rear of the boundary wall, and this is considered an unnecessarily large and cumbersome way to attach the railings. It is recommended that they are set on top of the boundary wall and details are provided demonstrating that it would not degrade the quality and structural stability of the wall.

To the main entrance, the existing black metal railings would be replaced with new taller railings with similar finial details. They would be of a traditional design which would not harm the character and appearance of the surrounding buildings or wider Conservation Area.

To the southern end of the site, the proposal includes the erection of 3 steel anti-climb structures adjacent to existing trees on the boundary of the site. Although unusual in appearance, the structures would be subject to fairly limited views from the buildings opposite and passing pedestrians on Mount Vernon. Furthermore, the existing foliage would go some way to shielding views and they could be easily removed in future if necessary, and are therefore not considered to harm the special character or setting of Mount Vernon House or the surrounding area.

Amenity

Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy DP26 supports this, by seeking to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and impact on daylight and sunlight.

Due to the location and nature of the proposals, they are not considered to harm the amenity of neighbouring residents in terms of their privacy, daylight and outlook.

7. Conclusion

The proposals are considered acceptable in principle; however, I have some concerns regarding the method of fixing the railings to the walls as discussed above. If the railings were suitably fixed to the top of the walls, the proposals are likely to be acceptable at application stage.

8. Planning application information

If you submit a planning application which addresses the outstanding issue detailed in this report satisfactorily, I would advise you to submit the following for a valid planning application:

- Completed form – full planning application and Listed Building Consent.
- An Ordnance Survey based location plan at 1:1250 scale denoting the application site in red.
- Floor plans at a scale of 1:100 labelled 'existing' and 'proposed'
- Roof plans at a scale of 1:100 labelled 'existing' and 'proposed'
- Elevation drawings at a scale of 1:100 labelled 'existing' and 'proposed'
- Section drawings at a scale of 1:100 labelled 'existing' and 'proposed'
- Design and access statement (including heritage statement)
- Structural details regarding attachment of railings
- The appropriate fee
- Please see [supporting information for planning applications](#) for more information.

We are legally required to consult on applications with individuals who may be affected by the proposals. We would put up a notice on or near the site and advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received.

It is likely that that a proposal of this size would be determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details click [here](#).

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact Laura Hazelton on the number above.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Laura Hazelton

Planning Officer
Planning Solutions Team