

Development Management
Regeneration and Planning
London Borough of Camden
Judd Street
London
WC1H 8HD

26 January 2017

Our Ref: 15/2476

Dear Sir/Madam,

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 4 OF PLANNING PERMISSION 2015/4485 AND
CONDITION 5 OF LBC 2015/4555

On behalf of our client, Mr and Mrs Caspar Berendsen, please find enclosed an application for completion of the discharge of condition 4 of planning permission 2015/4485 and condition 5 of the listed building consent application 2015/4555.

Condition 4 of the planning permission states the following;

'No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved'

Condition 5 of the LBC states the following;

'Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.'

There is already a discharge of condition application running in order to partly discharge condition 4, this includes hard and soft landscaping details (Reference -2017/0058/P), however this did not include the railing details. This discharge of condition application includes details of railings for those attached to the extension to the listed wall at the front of the building, and surrounding the rear sunken courtyard at the rear. Please note that a planning application has also been submitted concurrently for the removal of the existing painted wooden fence and installation of wrought iron railings along the southern boundary, this is following advice from Officers that this element could not be included within these discharge of condition applications.

The railings on the front wall will be simple black painted railings and will be an extension of the existing railings at the entrance to the house. The proposed railings around the sunken courtyard will be attached to the new extension which is yet to be built. The railings will be black but a slightly different design to those at the front of the building. The railing will be flat but then there will be posts that occur every 12 railings with the same spike detail as proposed elsewhere on site. This is so they act as a handrail and a means of support, so that they comply with building regulations.

Directors
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The railings will not cause harm the character and appearance of the listed house or conservation area as they are simple and unobtrusive. They will be carefully fixed by painted mild steel bolt, so as to not cause harm to any listed fabric.

The Heritage Appraisal notes that the sunken garden railings will be hidden from public view behind a wall and will therefore have no impact on the special interest of the listed building or the conservation area. The railings at the front will be attached to the extended listed wall, but will replicate the existing, so will have no harmful impact either.

The railings are of the highest quality which will respect the local context and character of the house and the conservation area. This satisfies Camden policies in particular Core Strategy Policy CS14 and Policies DP24, DP25 and DP27 of Camden's Development Policies DPD and Policy D2 of the emerging Local Plan which seek to preserve or enhance the character and appearance of listed buildings and conservation areas.

For this application, we enclose the following (submitted via the Planning Portal):

- Heritage Appraisal – New Railings
- 41 100 – Proposed Site Plan – 1:10 @ A1
- 41 200 – Existing Elevation East Forecourt – 1:50 @ A3
- 41 201 – Proposed Elevation East Forecourt – 1:50 @ A3
- 41 300 – Proposed Section Courtyard – 1:50 @ A3
- 41 400 – Existing Detail Forecourt – 1:10 @ A1
- 41 401 – Proposed Detail Forecourt – 1:10 @ A1
- 41 402 – Proposed Detail Courtyard – 1:10 @ A1

We trust that the information submitted is sufficient for the determination of the application and we look forward to receiving confirmation that the application has been validated.

If, in the meantime, you require any further information, please do not hesitate to contact me on the above telephone number.

Yours sincerely,



Grace Mollart MRTPI

Planner

Planning Potential

London Office

Enc.