

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

26 January 2017

Our Ref: 15/2476

Dear Sir/Madam,

PLANNING PERMISSION FOR THE DEMOLITION OF THE EXISTING FENCE AND THE INSTALLATION OF RAILINGS ALONG THE SOUTHERN BOUNDARY AT GROVE LODGE, HAMPSTEAD

On behalf of our clients, Mr and Mrs Caspar Berendsen, please find enclosed an application for planning permission for the removal of the existing painted fence and the installation of wrought iron railings along the southern boundary at Grove Lodge.

The application follows Planning and Listed Building Consent applications (Refs 2015/4485/P & 2015/4555/L) for internal and external alterations, extension, and garden works which were approved on 5th October 2016.

Taking the view that conditions are there to request further details of matters which are not detailed in the original application, we originally assumed that details of the railings could have been submitted and approved under condition 4 of the planning permission as there is a requirement for boundary treatment details to be approved. Whilst having put this approach to the LPA, the Officer advice we have received is that a further separate planning permission is required. Officers have also advised that LBC is not needed, given that the proposed railings are not attached to the listed property. We have followed this advice and now submit an application for planning permission for the removal of the existing fence and erection of new railings along this boundary.

The railings will replace the white painted wooden fence currently in situ along the boundary. As set out in the Design Statement, the railings will be simple black painted railings similar to the existing railings at the entrance to the house. The railings will blend into the landscape much more sympathetically than the previous white painted fence, which is visually prominent, modern and bulky. Indeed, it is confirmed in the Heritage Appraisal submitted with this application that the contextual and sympathetic approach being proposed will enhance the setting of the listed property and other buildings on Admiral's Walk as well as the character and appearance of the conservation area.

The Heritage Appraisal concludes that the railings preserve and enhance the character of this part of Hampstead and provide a high quality and contextual boundary solution. The works will not cause any harm to the significance of the heritage assets and therefore meet policy tests of the National Planning Policy Framework.

The railings are of the highest quality which will respect the local context and character of the area. This satisfies Camden policies in particular Core Strategy Policy CS14 and Policies DP24, DP25 and DP27 of Camden's Development Policies DPD

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and Policy D2 of the emerging Local Plan which seek to preserve or enhance the character and appearance of listed buildings and conservation areas.

Our clients recognise that it has been previously alleged that a public right of way ("PROW") runs along the southern boundary of their property. Whilst they do not accept that a PROW exists, if it was proved to exist the proposal respects it. The proposed railings will not run across the suggested line of the PROW nor include gates which could block the route should it be proven.

The railings are of utmost importance to our clients for security reasons. As well as the many reported burglaries in the neighbourhood, our clients witnessed masked intruders enter their property in January 2015. This is a family home and, for safety reasons an enclosed site is required to try avoid to avoid this situation occurring again. Although it is appreciated that the boundary is not fully enclosed, as there are no gates, it will at least allow our clients to monitor entry and exit much better than with the existing boundary treatment. As well as the security benefits, the proposal will also provide for a sense of visual separation and privacy for its occupiers in line with Policy CS5 of the Core Strategy and Camden's Policy Guidance CPG1.

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

- Heritage Appraisal – New Railings;
- Design Statement – Boundary Railings;
- Site Location Plan dNA GLR 00 000 P2;
- Site Block Plan dNA GLR 001 P2;
- Existing Site Plan dNA GLR 00 002 P0;
- Existing Elevation East dNA GLR 00 200 P0;
- Existing Elevation South dNA GLR 00 202 P0;
- Proposed Site Plan dNA GLR 40 100 P0;
- Proposed Elevation East dNA GLR 40 200 P0;
- Proposed Elevation South dNA GLR 40 201 P0;
- Boundary Treatment Proposed Details dNA GLR 41 401 P0;

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 London office telephone number as set out above.

Yours sincerely,



Grace Mollart MRTPI

Planner

Planning Potential