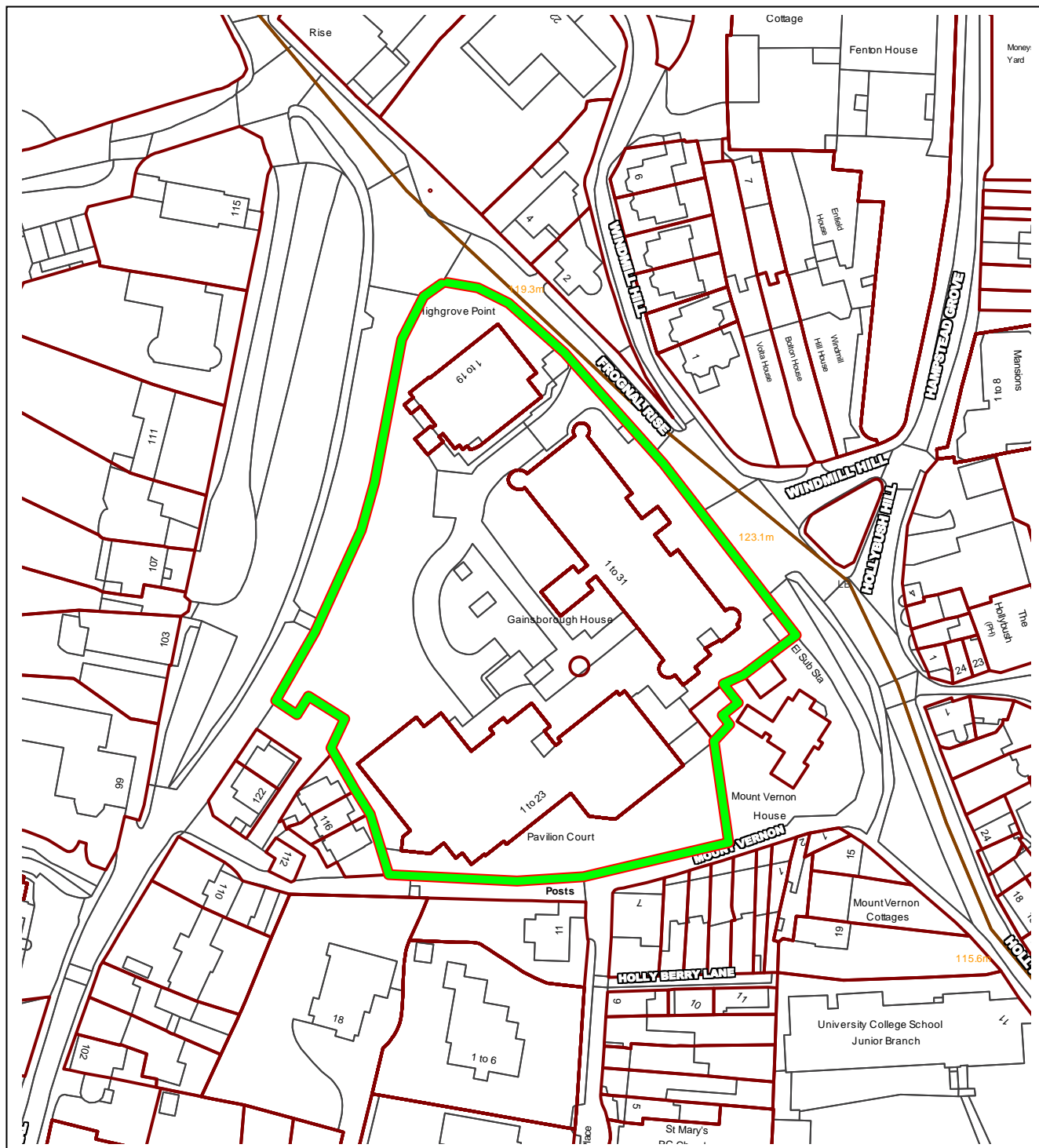


Mount Vernon 2016/6589/P & 2016/6654/L



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Photo 1: Southern boundary fencing on Mount Vernon looking west



Photo 2: Southern boundary fencing on Mount Vernon looking west



Photo 3: Southern boundary fencing on Mount Vernon looking east



Photo 4: Perimeter wall on Frognal looking north



Photo 5: Perimeter wall on Frognal looking north



Photo 6: Main entrance gates on Frognal Rise



Photo 7: Main entrance gates on Frognal Rise



Photo 8: Frognal Rise perimeter wall looking south



Photo 9: Frognal Rise perimeter wall looking north, with the substation to the left of the photo

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	03/02/2017
		N/A / attached		Consultation Expiry Date:	05/01/2017
Officer			Application Number(s)		
Laura Hazelton			i) 2016/6589/P ii) 2016/6654/L		
Application Address			Drawing Numbers		
Mount Vernon London NW3 6PZ			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
		Rachael Parry			
Proposal(s)					
Erection of railings over perimeter brick walls, replacement railings to front entrance and erection of timber trellis to southern boundary fence.					
Recommendation(s):		i) Grant planning permission ii) Grant Listed Building Consent			
Application Type:		i) Full Planning Permission ii) Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	05	No. of objections	05
			No. Electronic	00		
Summary of consultation responses:	The application was advertised in the local press on 15/12/2016 and a site notice was displayed between 13/12/2016 and 03/01/2017.					
	5 objection letters were received from the owners/occupiers of 1, 3, 4 (x2) and 5 Mount Vernon. Their objections can be summarised as follows:					
	Design					
	<ul style="list-style-type: none">Increasing the height of the trellis along the southern boundary would be oppressive in such a narrow street.The anti-climb devices are fortress-like and out of keeping with the conservation area.Mount Vernon is becoming more and more fortress-like and the proposed railings would make this worse.The proposals would not be in keeping with the appearance of other properties.The proposals violates the architectural and urban landscaping integrity of the area, which has an open, residential feel, characterised by low-level wooden fencing, capped brick walls and open vistas.The alterations are inappropriate in terms of both the materials and scale, and would adversely affect the character of the neighbourhood.					
	Officer Response					
	<ul style="list-style-type: none">Please refer to section 3 for a detailed design assessment.Please note that the anti-climb devices to the southern boundary were removed from the proposals at the Officer's request.					
	Amenity					
	<ul style="list-style-type: none">Any increase to the height of the fences would adversely affect views and outlook from neighbouring properties and impact levels of daylight.The lane is already dark because of high fencing and overgrown trees and the proposals will make it worse.					
	Officer Response					
	<ul style="list-style-type: none">Please refer to section 4 (Amenity) for an assessment of the impact of the proposals on neighbouring amenity.					

<p>CAAC/Local groups* comments: *Please Specify</p>	<p>The Hampstead Conservation Area Advisory Committee (CAAC) objected to the proposals on the following grounds:</p> <ul style="list-style-type: none"> • Object to the general use of railings on high wall tops and question their need. • Question the point and adequacy of solid resin anchors in old lime-jointed walls. • No objection to the increase in railings height at the main entrance. <p><i>Officer response</i></p> <ul style="list-style-type: none"> • <i>The height of the perimeter walls vary across the site due to the varying ground levels in this area. However, the maximum height of the walls with the proposed railings would not exceed 3m across the majority of the site which is not considered excessively high. The railings would still allow views and daylight through them and are not considered to significantly increase the bulk of the boundary treatments.</i> • <i>The Council's Conservation Officer has assessed the proposals and does not object to the development nor to the proposed fixing methods. The use of a plate support would mean less individual support posts would need to be inserted into the wall, which is considered acceptable.</i>
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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 brick wall surrounds the majority of the site, with timber fencing to the Southern boundary, which are the subject of this planning application. The wall immediately surrounding Mount Vernon House is considered 'curtilage listed'; but the proposals do not impact this section of the wall.

Relevant 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.

A pre-application enquiry (ref **2016/5337/PRE**) was submitted on 28/09/2016 for the installation of railings above the boundary walls. The proposals were considered acceptable subject to the final design of the railing fixing method.

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2016

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

Assessment

1.0 Proposal

1.1 Planning permission is sought for the following:

- Installation of black metal railings (measuring 640mm) above the existing brick perimeter walls along Frognal to the west and Frognal Rise to the north east;
- Replacement of existing timber trellis (measuring 730mm) above the fence fronting Mount Vernon to the South with a higher trellis measuring 1100mm; and
- Replacement black metal railings around the entrance gates on Frognal Rise measuring a uniform height of 2m.

1.2 Revisions

1.3 The proposal originally included 3 x anti-climb steel structures next to 3 trees outside the southern boundary of the site. However, these were considered excessively large and out of character and were removed at the officer's request.

2.0 Assessment

2.1 The principle considerations in the assessment of this application are as follows:

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

3.0 Design

3.1 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.

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

3.3 The proposals involve 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; and a replacement trellis to the southern fencing.

3.4 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)

3.5 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 black metal railings in this instance is considered to be an acceptable solution to increasing security without appearing too overbearing.

3.6 The wall is located within the boundary of the listed Mount Vernon House and is therefore 'curtilage listed'. The impact of the development on the special character of the listed building along with any impact to the historic fabric of the wall must therefore be considered in the determination of this application. The proposals do not include the installation of railings along the boundary wall immediately surrounding Mount Vernon House and would not impact the historic fabric of this wall. The proposed railings to the rest of the perimeter walls would be of a traditional style which would match similar examples within the nearby area. They are considered to be sympathetic to the architectural style of the existing buildings within the application site. The railings would not appear excessively bulky or block views into or out of the site, and are not considered to cause harm to the character and appearance of the wider conservation area.

3.7 To the main entrance, the existing black metal railings would be replaced with new taller railings with similar finial details. The existing railings in this location are different heights, and the installation of new railings of a uniform height would enhance the character and appearance of the perimeter wall and wider Conservation Area.

3.8 To the southern end of the site, the proposal includes the installation of a replacement trellis above the existing fence which would be 370mm taller. Although the overall height would be increased, the visual impact is considered to be minimal. Furthermore, the existing foliage would go some way to shielding views and they could be easily removed in future if necessary. The development is therefore not considered to cause harm to the special character or setting of Mount Vernon House or the wider conservation area.

3.9 The metal railings would be fixed into position using a steel support plate which would be fixed in at intervals with resin anchored steel support posts. The Council's Conservation Officer has confirmed that this is an acceptable solution and one that minimises the structural impact on the wall.

4.0 Amenity

4.1 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.

4.2 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 or outlook. The railings and trellis by their nature, would not impact daylight reaching neighbouring properties and would have minimal impact on their outlook.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 30th January 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr Constantine Koritsas
Constantine Architects
13 Hornsey Lane Gardens
London
N6 5NX

Application Ref: **2016/6589/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

25 January 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**Mount Vernon
London
NW3 6PZ**

DECISION

Proposal:

Erection of railings over perimeter brick walls, replacement railings to front entrance and erection of timber trellis to southern boundary fence.

Drawing Nos: 100, 101, 102, 103, 104, 105 Rev A and Design & Heritage Statement received 30/11/2016.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

Executive Director Supporting Communities



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 100, 101, 102, 103, 104, and 105 Rev A.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 3 The metal railings hereby approved shall be painted black and permanently maintained as such.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Executive Director Supporting Communities

DRAFT

DECISION

Constantine Architects
13 Hornsey Lane Gardens
London
N6 5NX

Application Ref: **2016/6654/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

25 January 2017

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
**Mount Vernon
London
NW3 6PZ**

DECISION

Proposal:

Erection of railings over perimeter brick walls, replacement railings to front entrance and erection of timber trellis to southern boundary fence.

Drawing Nos: 100, 101, 102, 103, 104, 105 Rev A and Design & Heritage Statement received 30/11/2016.

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions and Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All works of making good to the retained fabric, shall match the existing adjacent

Executive Director Supporting Communities



work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The metal railings hereby approved shall be painted black and permanently maintained as such.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Executive Director Supporting Communities