

Planning Statement

rev03

for

Planning Permission and Listed Building Consent

for

New garden boundary fence

at

15 The Mount Square

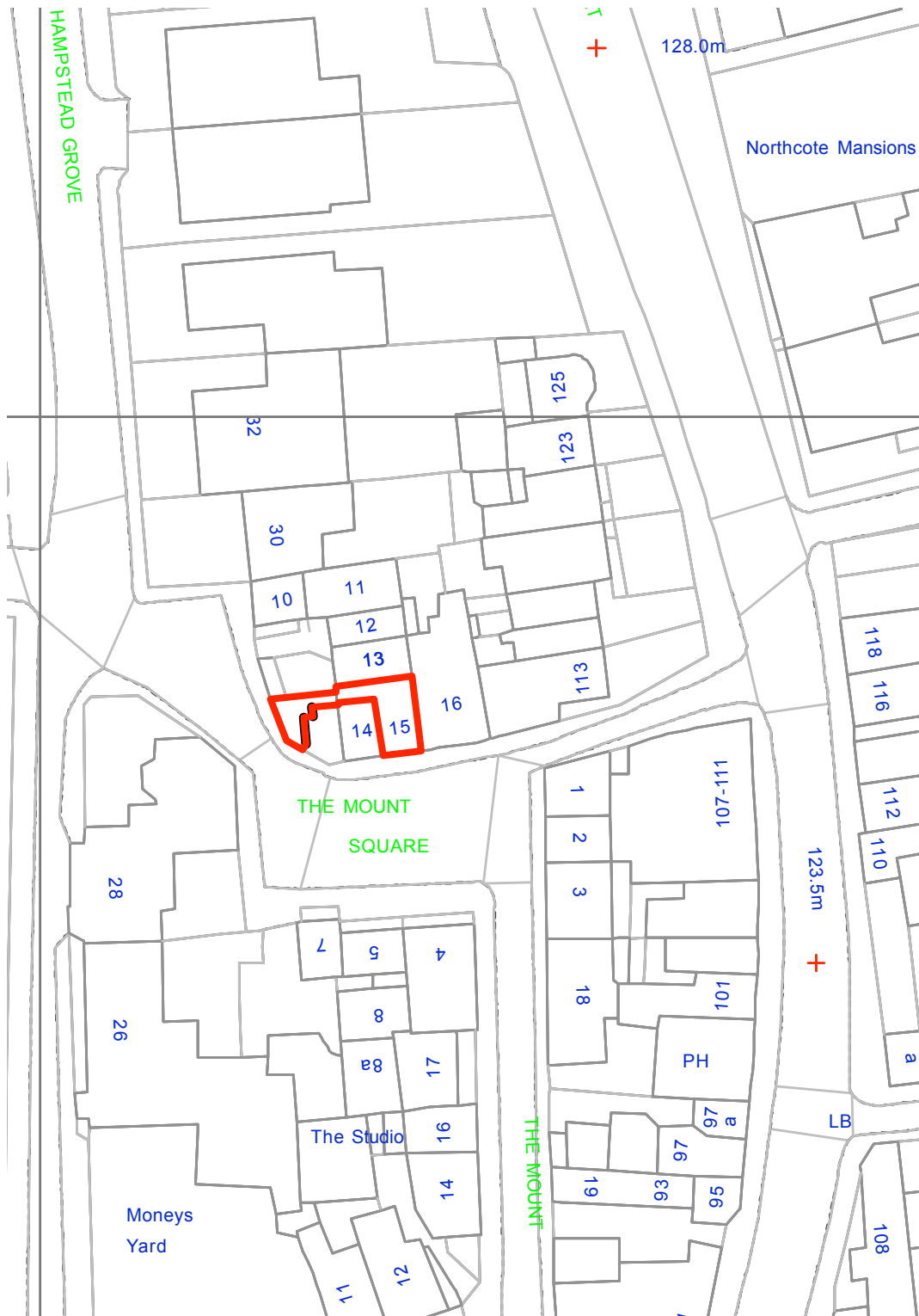
Existing property

No 15 The Mount Square is Grade II Listed.

Nos 14 and 15 are in a group of 6 terraced houses. The listing describes nos 14 and 15 as late C18, refronted mid C20 in Georgian style. Yellow stock brick with plain band at 2nd floor level. Tiled roof. 3 storeys 2 windows. Central entrances with cambered red brick arches. Cambered red brick arches to recessed sashes.

The gardens to nos 14 and 15 have historically been separated by a timber fence. In recent times this fence has fallen into disrepair and was removed.

Location Plan



Status of Boundary

The boundary line between the gardens has been determined by independent chartered surveyor Northwood Carter Ltd. See setting out dimensions on plan 1219.01.01(-) that forms part of this application.

The Title Deed (dated 15th January 1958) for 15 The Mount Square refers to the fence between nos 14 and 15 and states:

'As soon as practicable to erect and for ever afterwards to retain suitable fence wall or hedge along the boundary between land coloured brown on the said plan and the yard or garden of No. 14 The Mount Square aforesaid.'

See attached APPENDIX A (Title Deed plan) and APPENDIX B (Title Deed 1958).

Planning history

The applicant has been liaising with Katrina Lamont of Camden Planning Department.

This application is a response to the feedback received from telephone conversations and correspondence. Email dated 22.12.16 states *'The principle of a fence in the garden is acceptable however the Conservation Officer has advised the existing fence should be reduced in height to be lower in height than the boundary wall at all points including where the wall slopes so that is (sic) not visible to the streetscene.'* See APPENDIX C (Katrina Lamont email 18.01.17).

Further feedback has been received as part of this application and the revised proposals are a response to this.

Design Statement

The external amenity spaces of no14 and 15 The Mount Square comprise two separate gardens.

The gardens have historically been separated by a timber fence. In recent times this fence has fallen into disrepair and was removed.

A new fence was erected between the gardens and partially removed by the adjoining owner given a reluctance to re-establish a dividing fence. However, the Title Deeds of 15 The Mount Square dictate that a boundary fence must be erected and maintained. See elevation 01 showing extent of fence (now removed) that shows the top 150mm of section C visible above the boundary wall.

This application seeks approval to retain a fence within the boundary adjusted in height to comply with planning feedback.

It is proposed that the fence will be re-installed to a reduced height of 1700mm above FFL (reduced from previous average 1950mm above FFL).

The new proposed sections A,B,C of fence will be lower than the existing brickwork boundary wall at its lowest section.

The new proposed fence will be positioned so that it is within the no15 side of the agreed boundary line. See attached plan.

The new proposed fence will be timber boarding as previously installed and painted black as requested by the Design and Conservation Officer.

Damage to brickwork caused during the previous fence works will be repaired.

Summary

This application seeks planning permission to retain a timber fence (at a reduced height and painted black) between the gardens of 14 and 15 The Mount Square and to replace the original timber fence that had previously been removed.