

Delegated Report		Analysis sheet		Expiry Date:		06/08/2013	
		N/A		Consultation Expiry Date:		08/08/2013	
Officer				Application Number(s)			
Sam Fowler				2013/3669/P			
Application Address				Drawing Numbers			
32 Platts Lane London UK NW3 7NS				Refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replacement of front boundary wall and widening of parking area.							
Recommendation(s):		Grant planning permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	08	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		Advertised: 18/07/2013, expired: 08/08/2013 Site notice: 10/07/2013, expired: 31/07/2013 The response stated that any further widening of the existing parking area, and the increase in the front wall height, would be to the detriment of the character and appearance of the surrounding conservation area.					
CAAC/Local groups comments:		Redington/Frognaal CAAC: No response received					

Site Description

The subject site is located on the eastern side of Platts Lane, and comprises of a two storey semi-detached dwelling, that has a front and a side dormer, and attached garage. The property is located within the Redington and Frogna Conservation Area. It was noted at the time of the site visit that the subject property has a low level front wall, where as the neighbour to the north has undertaken alterations to the front of the property and rebuilt the front wall at a higher level, as well as redeveloped the pathway to the front door and the off-street parking space.

Relevant History

2013/0308/P: Installation of porch to main entrance on front elevation, alterations to front boundary treatment, bin store and landscaping to enlarge paved driveway to existing garage all in connection with existing dwelling (Class C)

Withdrawn, following advice that the proposed alterations would be unacceptable within the surrounding conservation area.

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS13 Tackling climate change and promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

DP20 Movement of goods and materials

DP22 Promoting sustainable design and construction

DP23 Water

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP27 Basements and lightwells

Camden Planning Guidance 2011

CPG1 Design

Redington/Frogna Conservation Area Statement 2003

Assessment

Proposal

The applicant is seeking planning permission for:

- Widening of the existing pathway and parking area
- Reformation of the pathway with York stone paving and new steps
- Construction of a bin store
- Demolition of the existing low level brick wall and rebuild with matching bricks to a higher finished level, so that the front wall will match the neighbour to the north

Background

At the time of the previous application, a winding front path and a front porch were proposed which failed to enhance and preserve the character of the surrounding conservation area. The applicant withdrew the application, and has since removed the front porch from the application, relocated the bin store, and applied for a more traditional path to the front door.

Design and appearance

Policy DP24 requires new development to meet a high standard of design which respects the setting, context, and the proportions and character of the existing building. Policy DP25 requires new development to both preserve and enhance the character and appearance of conservation areas.

The proposed is generally consistent with the above. The redesign of the development is now of a more traditional design that would not upset the character and appearance of either the host dwelling, the buildings as a pair of semi-detached dwellings, or the surrounding conservation area. The pathway runs from the front door directly to the public highway, similar to neighbouring properties. The bin store, which is not common in the area, will be relatively modest, and the majority of its bulk would be obscured by the front wall. The increase in hardstanding, in relation to both the front path and parking space, would be relatively minor, and would not detract from the green area located to the southwest corner of the property.

It is however noted that the front wall will be rebuilt at an increased height when compared to the existing wall, and would be matching the height of the front wall to the north of the property. It is also noted that it would be higher than the existing front wall to the attached neighbour to the south (no. 30), which is the attached neighbour and with which the site mirrors its design characteristics. Upon review of the design and the surrounding area, it is considered that on balance the proposed front wall is still relatively modest, and would not be to the detriment of the character and appearance of the area. A Conservation & Design Officer has also reviewed this application, and is satisfied that this assessment is correct. The proposal is therefore considered to be in accordance with the policies above of the LDF.

Amenity

The proposal consists of modest additions to the front of the property. It is not considered that any of the alterations has the potential to cause any undue impact to the neighbouring properties in terms of an undue impact to the residential amenity of the neighbouring occupiers.

Recommendation: Grant planning permission.