

MRS G K BURHAN

3 GREENAWAY GARDENS, HAMPSTEAD, NW3 7DJ

PLANNING, DESIGN, ACCESS & HERITAGE IMPACT STATEMENT

JULY 2017

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1.0 INTRODUCTION

1. This Planning, Design, Access and Heritage Impact Statement relates to an application for works to the frontage of No. 3. The application involves:

- replacing two existing pedestrian gates with black metal gates (1,900mm at centre point);
- installation of a black metal hinged inward opening vehicle gate at the right-hand side of the front elevation (1,900mm at centre point);
- erection of a low-rise stepped brick wall (950mm at highest point); and
- replacement stepped privet hedge (1,300mm - 2,200mm).



2. The property is currently being renovated and extended under planning consent 2015/3373/P issued on 13 May 2016 for *excavation of basement with associated front and rear rooflights, replacement of existing side garage, erection of 3-storey rear extension at ground, first and second floor (roof) level, formation of terrace at rear first floor level, erection of rear dormer window, alterations to windows and doors on side elevations, removal of front dormer and erection of 2 new dormers and alterations to front door and change of use of property from 2x self contained flats to a single family dwellinghouse (Class C3).*

2.0 THE APPLICATION BUNDLE

3. This comprises the application form, this report and the following plans:

- 1279 S 13 Existing front gates; and
- 1279 AP 22 Proposed front gates.

3.0 CONTEXT

General Location

4. Greenaway Gardens is about 0.5 miles to the west of Hampstead village. It is within a Conservation Area but is not within the setting of any statutory listed buildings.
5. The area has excellent public transport accessibility with bus routes operating along Hampstead High Street and Heath Street and Hampstead underground station which is served by the Northern Line.

The Site

6. This is a 2-storey detached house built in the 1920s on the west side of Greenaway Gardens.



7. It is in red brick with a clay tiled roof with dormer windows in a vernacular arts and crafts style. It has a distinctive tall roof form and prominent chimneys with attic accommodation and a side garage. There is an existing crossover to the garage.
8. It is unlisted. The Redington/Froggnal Conservation Area Statement says it is the only property on Greenaway Gardens which varies from its general character of large, detached, red brick, 2 to 3-storey neo-Georgian houses (such as its neighbours Nos 2 and 4) and identifies it as a positive contributor to its character and appearance.

4.0 THE PROPOSAL

9. The planning application seeks consent to delineate the front of the boundary consistent with the other properties along the road and in the Conservation Area as a whole.
10. The boundary treatment involves:
 - replacing two existing pedestrian gates with black metal gates (1,900mm at centre point);

- installation of a black metal hinged inward opening vehicle gate at the right-hand side of the front elevation (1,900mm at centre point);
- erection of a low-rise stepped brick wall (950mm at highest point); and
- replacement stepped privet hedge (1,300mm - 2,200mm).

11. Drawing No. 1279 AP 22 (Proposed front gates) shows the position of the gates, wall and hedge.



Existing



Proposed

12. It should be noted, that the proposed gates are significantly lower than those granted permission at No. 4 to the north.



13. Other examples can be found at the following properties:



No. 19 (East side)



No. 9 (East Side)



No. 7 (West Side)

5.0 HERITAGE IMPACT

14. The main planning consideration is whether the proposal would cause a harmful effect on the host property and the Conservation Area as a whole.
15. The sympathetic design with its low front boundary wall alongside the road adds to the attractive appearance of the front garden and architectural setting of the building. The existing hedge is in poor condition and will be replaced by an attractive privet hedge preserving the green character.
16. The proposal adheres to the relevant conservation area **Policy RF8 (Front gardens and boundaries)**. The property does not have an original boundary wall or railing. The proposed works to the frontage will enhance the character and appearance of the Conservation Area.
17. The proposal complies with the historic environment policies set out in the National Planning Policy Framework and preserves the character and appearance of the Conservation Area in line with the statutory requirements set out in s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6.0 CONCLUSION

18. The Council is respectfully requested to permit the application