

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/0969/P	Richard Jones	Alpha Plus Group 50 Queen Anne Street London W1G 8HJ	31/07/2017 16:13:59	OBJLETTE R	Planning and Development London Borough of Camden 31 July 2017

Your ref: 2017/0969/P

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Henderson Court 102 Fitzjohns Avenue London NW3 6NR – Planning Application
2017/0969/P

1. St Anthony's School for Boys (part of the Alpha Plus Group), located at 90 Fitzjohn's Avenue, write to register an objection in respect of the current proposals (Reference 2017/0969/P) relating to Henderson Court, 102 Fitzjohn's Avenue, London, NW3 6NR.

Application Proposals

2. The Planning Application proposes the following:

Installation of 4 antennas and 6 cabinets on faces of chimney on eastern corner, 2 antennas and 3 cabinets on faces of plant room on western corner, 4 equipment cabinets on roof of northeast side plus associated 1.1m high handrail walkway across roof, and one meter cabinet on ground at southwest elevation.

Site Context

3. Henderson Court, at 102 Fitzjohn's Avenue (the Application Site) is bounded by Fitzjohns Avenue (B511) to the west, Prince Arthur Road to the north and an access road to the north east. St Anthony's School for Boys, at 90 Fitzjohn's Avenue, is located to the south east of the site (adjacent).

Planning Policy Context

4. The Statutory Development Plan for the purposes of Section 38(6) of the Planning & Compulsory Purchase Act 2004 is the London Plan (March 2016) and the Camden Local Plan (July 2017).

5. Both sites are designated within the Fitzjohns and Netherhall Conservation Area. The conservation area statement is therefore a material planning consideration.

6. The Conservation Area Statement states that the Site is in sub area one - Fitzjohns. In

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addition it details the character and special features of Fitzjohns Avenue stating

“Emerging from the closely packed streets of Hampstead the impact of scale, topography and architecture of this mature avenue is powerful. The dramatic descent to Swiss Cottage, generous width and length of the road and numerous detached houses make it the most prominent street of the area. The imposing trees were part of the original street design with grass verges and front gardens adding to the sense of verdant space”.

7. Since the time of the application the new Local Plan has been adopted. Camden Local Plan Policy D1 (Design) seeks to secure high quality design in development which, amongst other matters, respects local context and character, preserves or enhances the historic environment and comprises details and materials that are of high quality and complement the local character, and preserve local views.

8. Camden Local Plan Policy D2 (Heritage) requires that development within conservation areas preserves, or, where possible, enhances the character or appearance of the area.

Assessment

9. In the context of the above, we object to this application on the basis that the amount of equipment proposed together with its appearance, siting and prominence would be materially harmful to the character and appearance of the Fitzjohns Netherhall Conservation Area. It is also very harmful to have so much electrical antennas in such close proximity to a prep school.

10. Policies require proposals to secure a high quality of design, take account of intrinsic features and only permit development within Conservation Areas that preserve and enhance the character and appearance of the area.

11. The proposed equipment is commercial and industrial in appearance and Fitzjohns Avenue is more residential and verdant in character. There is little roof plant or antenna on this street and therefore the proposals would be alien and incongruous to the character of the road. This would be exacerbated by the siting of the equipment near the edge of the roof. Typically this type of equipment would sit in the centre of the roof to make it less prominent in views from the streetscene. However as Henderson Court has a Courtyard, this is not possible. Furthermore the inclusion of a handrail along the entire width of the roof would be extremely prominent and detract from the appearance of the area. It is therefore considered this is not a suitable site for such equipment.

12. In conclusion, the proposed antennas, cabinets and associated equipment would be industrial, bulky and would add visual clutter to the streetscene therefore failing to preserve or enhance the character or appearance of the Conservation Area. As such, it would be contrary to Policies D1 (Design) and D2 (Heritage) of Camden Local Plan.

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13. For the reasons set out above, we ask that this application for planning permission is refused and an alternative building in a more appropriate commercial location be used.

14. It would be appreciated if you could provide us with clarification of your intended recommendation and without doubt inform us if a decision is issued.

Yours sincerely

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