

# CONSULTATION SUMMARY

## Case reference number(s)

2017/1936/P

## Case Officer:

Charles Thuaire

## Application Address:

28 Belsize Lane  
London NW3 5AB

## Proposal(s)

Erection of new perimeter walls, railings and gates on front and west side boundaries

## Representations

<b>Consultations:</b>	No. notified	0	No. of responses	2	No. of objections	0
					No of comments	2
					No of support	0

## Summary of representations

### *(Officer response(s) in italics)*

Press advert and site notice 12.4.17 to 4.5.17

#### Hampstead CAAC comment-

'concerned to ensure the fencing is kept low at the road junction. I see from the plans that the 2m high section is kept back from the junction allowing the 1m high section to run around the junction. Presumably the 2m section is needed by the applicant for privacy for the space between buildings, otherwise continuation of the 1m section would be preferred'.

#### *Officer response*

This comment is presumably about the side boundary adjoining the driveway to the carpark of Belsize Court. The original scheme involved a 1m section of timber fence stepping up to a 2m high wall behind; the revised scheme

now involves 1.6m high brick wall in its front section to match that on the east side wall. This will act as a bookend to the property frontage and is appropriate in design and townscape terms. The height of the west side wall will not harm visibility splays from vehicles exiting Belsize Court.

26 Belsize Lane comment-

prefer to retain open street frontage with no gates (as originally proposed in approved scheme for new house here);

eastern section of Belsize Lawn has various frontage treatments but at this junction with Wedderburn Rd, there are open gardens which the proposed fencing and gate would close off;

original permission did not include open edge of grass verge which presumably has been since bought by the new owner; this was backed by a high brick wall originally part of an earlier barn building;

industrial aesthetic of metal gates follows that of the new house which is supported but we need more details of materials secured by condition

*Officer response*

The scheme for boundary treatment of the front garden has been revised since submission to address concerns by officers on tree and townscape issues. This house and site forms a transition between different styles and layouts of buildings to the west and east. It is considered that a brick plinth with railings totalling 1-1.2m in height is appropriate in principle to reflect the nature of front garden boundaries further east along this road which mainly have dwarf walls, some of which are surmounted by fences, railings or hedges. The higher metal railing gates to be used for the pedestrian and vehicular entrances are designed to accentuate these entrances and provide some modulation overall for this unusually wide frontage. Their height of approx. 1.4m, rising to 1.55m for the sliding driveway gate due to the sloping topography, is acceptable, given the 1.4m height of nearby garden frontages. It is acknowledged that the adjoining front gardens and lawns of neighbours on both sides provide an open landscaped frontage to the streetscene. However it should be noted that the previous house on this site had a brick wall over 2m high set back to the left of the driveway, which visually dominated this road junction, despite its setback.

This open grass verge was bought by the new owner and incorporated into her garden. It is considered that the height and design of the proposed new railings will still allow views through and maintain a visual permeability between front gardens and street. The new west side boundary wall, in brick at 1.6m height, will match that of the east side and act as a bookend to the property frontage.

The materials have now been clarified and specifications submitted. The

	dark coloured brick and burnt brown colour railings are appropriate and sympathetic to the very contemporary designed house behind and its bronze cladding.
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**Recommendation:-**

**Grant planning permission**