



DETAILED **PLANNING**

PLANNING STATEMENT

Date: June 2018

Applicant: Ms. Caroline Formstone

Proposed: Reconstruction of front garden wall and gate posts in addition to refurbishment of the front access path and gate.

Location: 21 Netherhall Gardens, London, NW3 5RL

Agent: Paul Cramphorn – Detailed Planning LTD

Introduction

This planning application is by Ms. Formstone on behalf of all residents of No.21 Netherhall Gardens. This application is for the reconstruction of the front garden wall and gate posts in addition to the refurbishment of the existing front gate and access path.

Detailed Planning Ltd is the agent for this application and look forward to any discussions with the planning officer.

The documents included are:

- Planning Form
- CIL Questions
- Planning Statement (this document)
- Location Plan and Block/Site Plan
- Existing Plans/Elevation/Sections
- Proposed Plans/Elevations/Sections

The site, surrounding area and use

The application site is located to the West side of Netherhall Gardens, close to the junction with Netherhall Way. The property consists of a detached 4 storey house that has been previously split into 6 flats.

The property is not listed, but it is situated within the Fitzjohns and Netherhall Conservation Area.

Proposal

The applicant has sought the use of high quality materials and workmanship. The work will be done so sensitively and to a very high standard.

This application is on behalf of all residents of No.21. The proposal is to repair and reconstruct where necessary the existing front boundary wall and gate post as it has become unstable and unattractive over time. The proposal will also include repairing the existing front gate, and refreshing the front access path with paving slabs.



Figure 1: Image of existing front boundary wall



Figure 3: Image of existing front gate posts



Figure 2: Image of existing front access gate

It is clear to see from the images above that the existing boundary wall and gate post have become damaged over time, this is the main reason for the proposed work. Additionally, it is proposed to repair the existing front access gate as it has become seized and unusable.

General landscaping changes will be made to improve the appearance of the front garden. This will involve trimming the existing shrubs and trees, and an overall cleaning of the garden area. Access to the property will be unchanged.

Surrounding properties have undergone similar improvements to this proposal.

Conclusion

The proposal has been sensitively and carefully considered; with the considerations and design measures taken to reduce impact and compliance with relevant policies, it is thought the proposal is a positive and viable option that will have very little impact upon the amenities of adjoining occupiers. Therefore, there seems clear justification to recommend this application for approval.

KIND REGARDS,
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