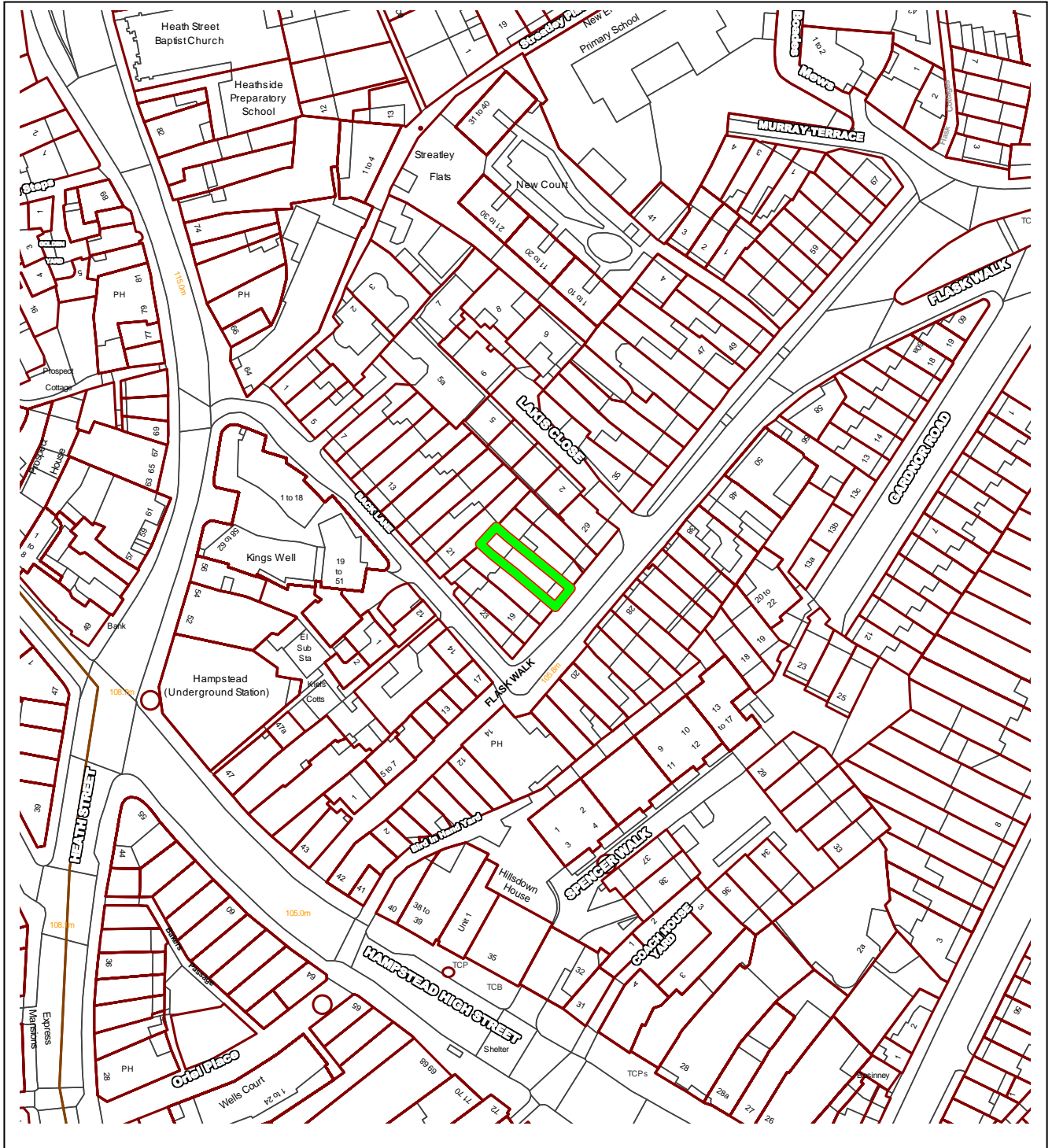


23 Flask Walk, London NW3 1HH ref. 2018/1508/P



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Photo 1 (above): Neighbouring property handrails are visible to the north



Photo 2 (above): Design of the handrail at Old Upper Hampstead walk.

Delegated Report		Analysis sheet	Expiry Date:	10/10/2018
(Members Briefing)		N/A	Consultation Expiry Date:	05/09/2018
Officer			Application Number(s)	
Obote Hope			2018/1508/P	
Application Address			Drawing Numbers	
23 Flask Walk London NW3 1HH			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of handrail to front entrance steps of the residential dwelling (Class C3).				
Recommendation(s):		Grant Conditional Planning Permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	0	No. of responses	00	No. of objections	01
Summary of consultation responses:	<p>Press notice published on 23/08/2018. Site notice displayed from 17/08/2018.</p> <p>No comments received from adjoining occupiers.</p>					
Hampstead CAAC consultation response on 02/12/2018:	<p><i>“HCAAC could not comment much on this application as lacking full context re effect on the general setting and neighbouring properties although the middle part of Flask Walk north side further down have many examples of ad-hoc additions of handrails which are less obtrusive due to the abundant planting surrounding them. Nos. 27 and 29 appear to have resolved their needs with traditional plain railings balustrading but which may not suit no.23’s wall. I had a similar problem elsewhere, resolved by not being too concerned with the height of the handrail. I set it at about 750 from the steps line which allowed for a comfortable hold without being the prominent alien object as shown in this proposal. We recognise the current H&S tendency to require handrails to external steps but a proliferation of such as this prominent example atop a balustrade wall may not be welcome.”</i></p> <p><u>Officer response:</u></p> <p>This application seeks to improve accessibility to no.23 Flask Walk through the provision of handrails to aid elderly residents and the application was accompanied with plan/elevation drawings that offer a full context of the proposed works. The submitted information is considered sufficient to assess the proposed development. It is in accordance with national and local validation criteria.</p> <p>No.27 and 29 Flask Walk contain simple black metal handrails and whilst there is some potential for the handrails to create a degree of clutter when taken with the existing railings around the building, this impact is considered to be minimal. The railings associated with the neighbouring property are not uniform in location, scale and form. Care has been taken in the detailed design to ensure that the handrails integrate well with existing boundary treatments and It is considered that the proposal would preserve the character and appearance of the conservation area. Furthermore, the Council’s Senior Conservation Officer evaluated the proposal and considered it to be acceptable in accordance with national and local policy.</p>					

Site Description

The application property is a three-storey terraced 19th century building which forms part of a terrace of similar properties. The neighbouring properties no's 25 and 27 Flask Walk have handrails of various designs.

The property is located in Hampstead Conservation Area and considered to make a positive contribution to its character. It is not a listed building.

Relevant History

9500337- Reformation of main roof including the rebuilding of front parapet wall to provide a storage area as shown on location plan drawing no. 254/95.01 and photographs and revised by letter dated 28th June 1995. Granted planning permission on 24/08/1995.

Relevant policies

National Planning Policy Framework 2018

London Plan 2016

Draft New London Plan showing Minor Suggested Changes (13 August 2018)

The Camden Local Plan 2017

G1 Delivery and location of growth

A1 Managing the impact of development

C6 Access for all

D1 Design Section

D2 Heritage Section

Camden Planning Guidance (CPG)

CPG1 Design (July 2015 updated March 2018)

CPG6 Amenity

Hampstead Conservation Area Statement 2001 (Policy H21)

Hampstead Neighbourhood Plan 2018-2033 (Policies DH1 and DH2)

Assessment

1.0 Proposal

1.1 The proposal is for the installation of a handrail between 0.06m to 0.60m in height that would be approximately 1.6m in length in order to provide guarding to the existing steps to prevent falling and to aid access and egress from the building for elderly tenants.

1.2 The main matter to be considered in relation to this application is the design of the proposed handrail, and its effect on the character and appearance of the host building, the prevailing terrace and the Hampstead Conservation Area.

2.0 Design and Conservation

2.1 The Local Plan 2017 seeks (primarily through policy D1 (Design) to ensure that good design is essential to creating places, buildings, or spaces that work well for everyone, look good, last well and adapt to the needs of future generations. Planning policy C6 (Access for all) expects all buildings and places to meet the highest practicable standards of accessible and inclusive design so they can be used safely, easily and with dignity by all. The policy explicitly supports measures to improve accessibility to buildings and homes. In addition, it stated that the Council will balance the requirement to provide access with the interests of conservation and preservation. Policy D2 (Heritage) sets out a detailed approach to development affecting listed buildings and other heritage assets.

2.2 The principle of the proposal is considered to be acceptable in light of the above policies, as it would have a minimal impact on the visual appearance of the property, be a feature which already exists in the adjoining terrace and provide accessibility for a wide range of users

2.3 The proposed handrail would not represent an alien feature, as they exist at no's 25 and 27 Flask Walk in the same terrace. In addition there is a similar example of the proposed railing attached to the doorway at the Old New End Hospital site on Upper Hampstead Walk. The proposal would be made of metal and finished in black, including pattern detailing that would be similar to that of the surrounding railings. As such, it is considered that the design of the handrails would enable them to integrate well with their immediate surroundings.

2.4 As such the proposed alterations would not harm the appearance of the host and surrounding buildings and accordingly they are considered to preserve the character and appearance of conservation area, in accordance with policies D1 and D2 of the Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018 - 2033.

3.0 Amenity

3.1 Given the nature and scale of the proposal, there are no amenity concerns.

4.0 Recommendation:

4.1 Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 28th January 2018, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2018/1508/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 22 January 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Mr Richard Bauer
23 Flask Walk
London
NW3 1HH

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
23 Flask Walk
London
NW3 1HH

DECISION

Proposal: Installation of handrail to front entrance steps of the residential dwelling (Class C3).

Drawing Nos: Hand rail on steps (side elevation); hand rail on steps scale 1:10; hand rail on steps (front elevation) 1:20; hand rail on steps (aerial view) 1:20 and ReQuesta Site Plan.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018 – 2033.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Hand rail on steps (side elevation); hand rail on steps scale 1:10; hand rail on steps (front elevation) 1:20; hand rail on steps (aerial view) 1:20 and ReQuesta Site Plan.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning