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| Delegated Report | | Analysis sheet | | Expiry Date: | 17/12/2018 |
| | | N/A / attached | | Consultation Expiry Date: | 20/12/2018 |
| Officer | | | Application Number(s) | | |
| Thomas Sild | | | 2018/5192/P | | |
| Application Address | | | Drawing Numbers | | |
| 244 Camden Road London NW1 9HE | | | See decision notice | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | |
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| Proposal(s) | | | | | |
| Alterations to front of property including installation of replacement railings to front balconies and entrance steps; Erection of gas meter enclosures at lower ground floor level; Alterations to front boundary treatment; and Replacement of existing front garden hardstanding | | | | | |
| Recommendation(s): | | Refused | | | |
| Application Type: | | Full Planning Permission | | | |

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| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | |
| Informatives: | | | | |
| Consultations | | | | |
| Public: | No. of responses | 1 | No. of objections | 1 |
| Summary of consultation responses: | <p>Press notice 22/11/2018 – 16/12/2018 Site notice 23/11/2018 – 17/12/2018</p> <p>Public objection (address unknown)</p> <ul style="list-style-type: none"> • Replacement balcony railings should be stone not metal as seen on other houses • Additional railings on the steps are not appropriate • Front boundary railings are acceptable <p>Officer's response: See section on design and heritage</p> | | | |
| CAAC/Local groups* comments: Camden Square Conservation Area Advisory Committee | <p>The Camden Square Conservation Area Advisory Committee objected on the following grounds:</p> <ul style="list-style-type: none"> • No plan drawings or details have been submitted • The proposed front boundary arrangement would be out of scale with its neighbours. • The proposed material for the balconies and the porch balustrade is not appropriate and should be cast stone to be consistent with the original design as seen on neighbouring properties • Concern about the durability of some of the proposed materials for the meter housing <p>Officer's response: See section on design and heritage</p> | | | |

Site Description

244 Camden Road is a 4 storey 19th century semi-detached building, subdivided into five self-contained flats. The building is noted as making a positive contribution to the surrounding Camden Square Conservation Area.

Relevant History

No. 244

12 October 1977 - G13/13/13/24865 granted permission for change of use, including works of conversion, and alterations with new dormer windows, into 3 self-contained flats and a maisonette.

Approved drawings show the existing plain balcony rails in situ.

No. 236

24 January 2014 - 2013/5992/P granted permission for erection of a part 1, part 2 storey rear extension at lower and ground floor levels and alterations to include the addition of a full width front dormer window, creation of roof terrace and new window at 3rd floor level, alteration to existing rear dormer and enlargement of side dormer all in connection with the conversion of 2 residential units into 1 x studio, 1 x 1 bed, 2 x 2 bed and 1 x 3 bed flats (Class C3).

This permission included the installation of railings to one side of the front steps, but has not been completed in accordance with the approved plans.

Relevant policies

National Planning Policy Framework 2019

London Plan 2016

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance

Design

Amenity

Altering & extending your home

Camden Square Conservation Area Appraisal and Management Strategy (2011)

Assessment

1. Proposal

1.1 The proposed development is for the installation of replacement metal railings to the balconies at first floor and upper ground floor levels; the addition of railings to both sides of the front entrance steps and adjoining flat roofed area; the erection of a gas meter store alongside the front steps and the replacement of the front garden hardstanding treatment.

2. Assessment

2.1 The principal material considerations in the determination of this application is:

- Design and heritage
- Amenity

3. Design and heritage

Include the standard para citing s.72 of Planning Act

3.1 Local Plan policy D1 states that all development should respect local context and character under policy D2, the Council requires that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.

3.2 The Camden Square Conservation Area Management Strategy highlights a substantial risk to the conservation area as being the quality, erosion and loss of architectural detail. It notes that in all cases the Council will expect original architectural features and detailing to be refurbished in the appropriate manner.

Replacement of balcony railings

3.3 No. 244 forms part of a group of four semi-detached pairs that share the same architectural language. The distinctive original stone bottle balustrades have been lost across most of the houses but are still seen fully or partially on nos. 236 and 242.

3.4 Currently no. 244 has simple horizontal metal rails fixed around the balconies which are shown on plans dating to 1977. The existing rails are considered to be simple additions which whilst not original, do not detract from the character and appearance of the building. The proposal would introduce highly ornate, dense metal balustrades that would dominate the front elevation and result in visual clutter on the building.

The introduction of another new style of balustrade would also add to the variety of balustrading evident across the wider building group, eroding their group value. Whilst there is scope for improvement on the existing balustrade, it nevertheless matches its building pair as opposed to the proposed balustrade that would unbalance the pair.

Front entrance and side parapet railings

3.5 The front entrance steps currently enjoy a simple, single metal rail to the left hand side. The proposal for dense vertically emphasised metal railings either side of the steps and around the perimeter of the adjoining flat roofed area would add unnecessary clutter to the building's entrance that would be highly visible in the streetscene given the limited set back and raised entrance and detract from the building's special character. It is noted that no. 236 has installed similar railings to both sides of its front entrance steps; however these have not been installed in accordance with the approved planning permission 2013/5992/P. The additional railings have resulted in unnecessary clutter to the frontage, to the detriment of the building's character and appearance as well as that of the surroundings.

Front boundary railings

3.6 There is photographic evidence that no. 244 previously enjoyed front boundary railings, and the proposals to reinstate a simple railing here would be appropriate. No objection is raised to this aspect of the proposals.

Meter stores

3.7 The proposed meter store structure to the site of the steps would be relatively discreet in scale and siting given its location against the entrance steps at lower ground floor level. Further details would have been required in respect to appropriate materials should the proposal have otherwise been acceptable.

Replacement hardstanding treatment

3.8 The proposed replacement of the existing hard standing materials to the front with York Stone would enhance the building's setting. No proposed plans have been provided and so further details would have been requested should the application have otherwise been acceptable.

4. Amenity

4.0 Local Plan policy A1 seeks to ensure that the amenity of communities, occupiers and neighbours is protected with any new development.

4.1 Given the nature, and siting of these proposals there would not be direct impact on neighbour amenity by way of loss of daylight, privacy or increased overlooking. As such, the proposed development is acceptable in amenity terms, notwithstanding the design and heritage objections previously noted.

4. Recommendation

5.1 Refuse planning permission