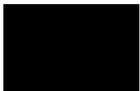


Application No:	Consultees Name:	Received:	Comment:	Response:
2020/1548/P		12/06/2020 18:01:06	OBJ	<p>This application for retrospective consent should be refused because of planning and design issues. It conflicts with a number of Camden policies and strategies, in particular, the borough wide policy to refuse off-street parking in new residential development, conversion to residential use and where there is significant change to existing residential property in areas where good public transportation is readily available, which is the case at this property. The design also conflicts with conservation area policies and possibly building control regulations.</p> <p>Planning Issues Upper Park Road is part of the Parkhill and Upper Park Conservation Area. A selection of conservation area policies relate to off-street front garden parking including:</p> <p>Part 1: Appraisal 6: Problems and pressures: 'Cross-over parking ... detracts from the character and appearance of the Conservation Area.'</p> <p>Part 2: Management Strategy</p> <p>¶ 2. Monitoring and Review: 'Loss of some front gardens to car parking has occurred incrementally. This should be resisted and, where possible, reversed.'</p> <p>¶ 4. Recommendations: 4.1 Promotion of good practice: 'Improve local knowledge of the Conservation Area status ... to discourage installation of crossover parking; and '...reinstate private front gardens wherever possible.'</p> <p>¶ 6. Current Issues: 6.2 Maintaining Special Character: 'Pressure to remove front gardens for parking 'will be resisted.'</p> <p>Given Camdens borough wide and conservation area policies it is hard to see how anything other than refusal is possible for a new front garden off-street parking space.</p> <p>Camden should require a new application asking for permission to reinstate a pedestrian entrance court somewhat similar to the space that existed before demolition, to construct new Building Regulations compliant steps to the house, new street level storage, and a new retaining wall at the pavements edge, including its piers and gate, and to place new planting in the garden and in the new construction to an agreed planting plan.</p> <p>The current retrospective application does not include the drawn information or explanatory text required to understand the proposal, its context or the existing situation before demolition. In the Design and Access Statement, the design text is limited to an intent to repair the front wall and to '... improve the current drive into the house with new landscaping feature and to improve the overall appearance of the front garden.' There is no access statement. There is an outline plan drawing of the existing situation before construction started but no other drawings, photographs or descriptions except to note, correctly, that the pavement level space was too small to park a modern family car and allow easy access to the steps that lead to the house. Fortunately, there are record photographs in digital map and image applications to supplement the applications outline plan drawing.</p> <p>As noted by the applicant, the existing pavement level space did not meet current parking standards and was</p>

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difficult to use. Search engine photographs show that the pavement level area was a pedestrian court leading to the stairs to the house. The pavement level space was used as pedestrian entrance for many years although, with a curb crossing, it had the potential to be an off-street parking space for smaller cars but it was not a driveway as suggested in the application. It is obvious, however, from the nearly completed works, that the applicant hopes to create a generous new space for off-street parking. To make alterations to accommodate large cars requires consent, and consent should be refused because of the breaches of Camden's parking policies and conservation area policies.

Design

The design in the current application is also unsatisfactory.

Access:

- ✦ Steps to the house: The steps in the nearly completed works are a new construction and appear not to conform to the Building Regulations requirement for easy access for all ages. A stair that does comply will be much longer than the steps now constructed and will probably have a landing. It will need to be located within a revised design.
- ✦ Access path: A Building Regulations compliant path from the pavement to the new steps will need to be included.

Landscape:

- ✦ The house and front garden: The house and the front garden should be seen as a coherent whole: Before demolition, the front garden and pavement level entrance court gave the house a coherent foreground. With the size of the new pavement level space, and the retaining wall at the back of the new construction much closer to the front façade of the house, that relationship has been broken. Regaining an integrated relationship between the house, the front garden and the pavement level space will be a key issue for a revised submission.

Materials:

- ✦ Paving: Stone paving slabs, brick pavements or paving blocks are the materials used in the conservation area, but the level of the new construction's structural slab related to the pavement makes resin bound gravel the only solution. Resin bound gravel may be acceptable, but it should be placed as a single colour. The division of the paving into different colours is inconsistent with the character of the existing house and the conservation area.
- ✦ Retaining walls: Painted concrete block is not an acceptable material in the conservation area.
- ✦ Steps: The new steps will be an important design feature and should be very high-quality materials.
- ✦ Storage: Cycle storage may be required in addition to waste and recycling.
- ✦ Retaining wall at the pavement. The front retaining wall is in poor condition, probably partly as a consequence of the works, and should be replaced in matching brickwork. Both the piers and the gate that

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				existed before demolition should be included in the retaining walls rebuilding. The walls relation to the phone equipment box is a design question.
				Visibility:
				⁴ Visibility splays: The location and height of the retaining walls and piers at the entrance do not allow for the required front garden parking space visibility splays.
