

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/3392/P	D Wright	16/09/2020 13:43:14	OBJNOT	<p>In December 2019 the Conservation &amp; Urban Design Team were informed that the existing railings were ripped out and railings and gate of a different design and nearly a foot in height taller were installed. Two things were significantly affected as a result of this – altering the height of the railings significantly affected the neighbouring property of No 22 SMC as the railings that run inside the property were attached at the former height to the railing that ran between the 2 properties. By removing the join between the railings at No 23 and No 22 it immediately weakened the railings of No 22 that continue to run along the rim of No 22's well to the basement. No 22 had to insist that the railing that had been cut away was retained even though it had been detached to ensure some stability – and now there are 2 railings running into the wall: one at the old and one at the new height (photographs can be provided). Whilst that was done at the insistence of No 22 to the builder, the integrity of the railing is compromised. This was all done without consultation with anyone and now the once uninterrupted pattern of one set of dividing railings between the respective properties has been replaced by a mismatch of 2 dividing railings at markedly different heights.</p> <p>Additionally, being nearly a foot in height taller these new railings have affected the pattern of railings honoured between houses up and down the street – and St Mark's Crescent and the facades are seen to have some value in the conservation area.</p> <p>The Conservation &amp; Urban Design Team responded to being informed of this with the following: 'The work you have described are normally permitted development, however, in Primrose Hill we have issued an article 4 direction to remove permitted development rights which relate to changes to means of enclosure like this. I can see we have recently granted planning permission for works to the property, but it doesn't appear to include works to the railings to the front of the property. I will get a new enforcement investigation opened and someone will come out to view the site'. The site was reviewed and a warning letter requesting the removal within the next 28 days was issued on the 27th January 2020. This had gone unheeded and now this request for retrospective permission is an attempt to get around that.</p>

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