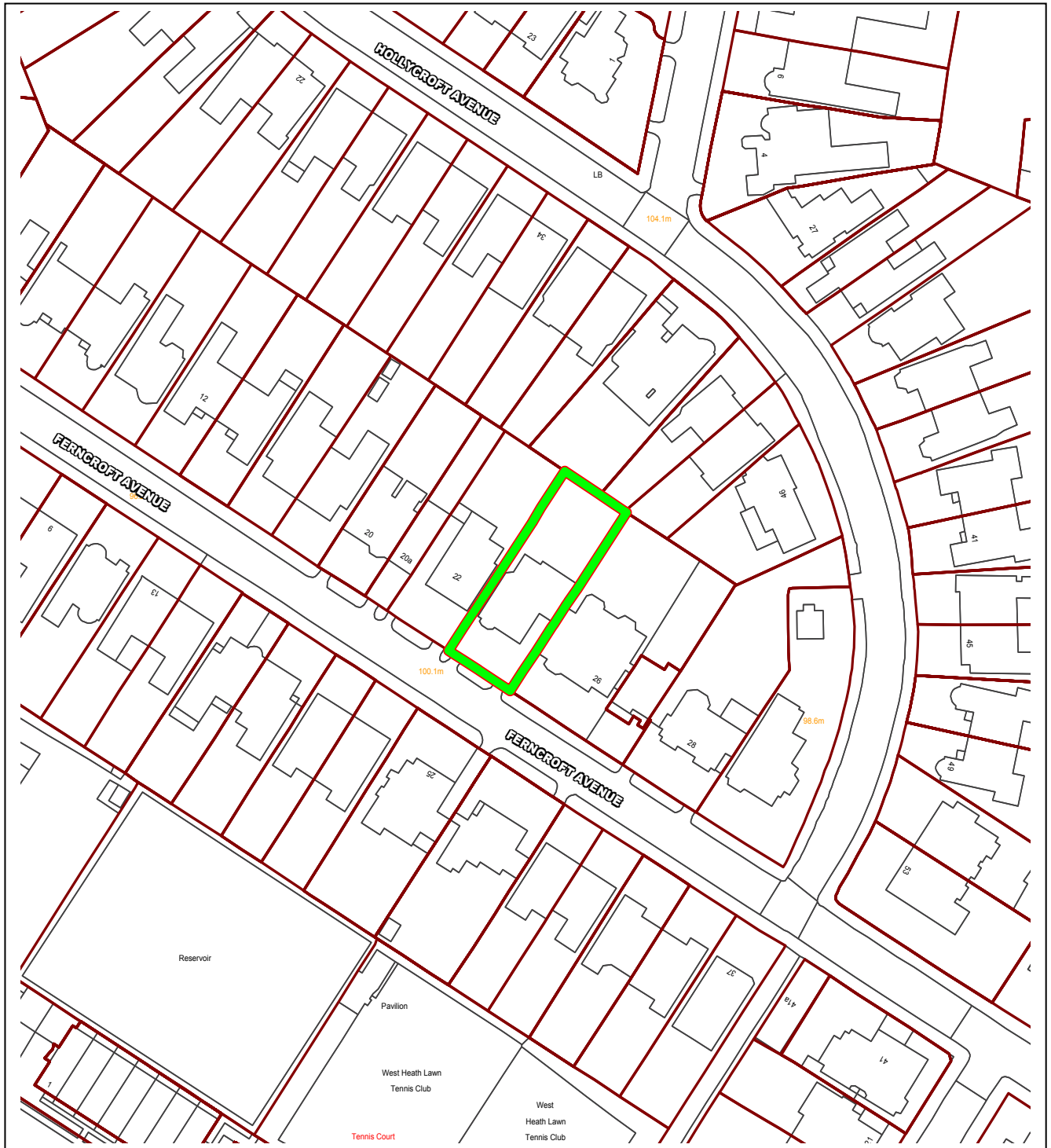


2020/2471/P - 24 Ferncroft Avenue



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Image 1. Existing front elevation



Image 2. Existing hardstanding



Image 3. Existing boundary treatment

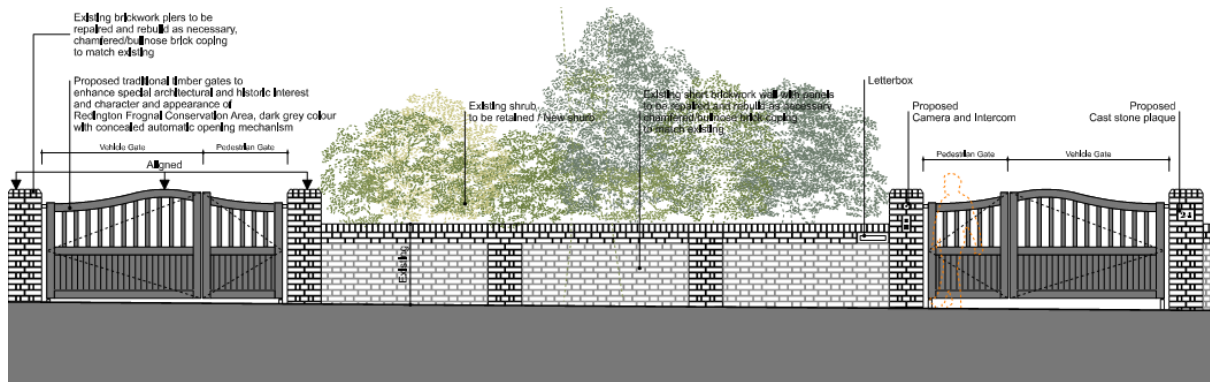


Image 4: Proposed elevation (shrubs retained)

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	30/07/2020
		N/A / attached		Consultation Expiry Date:	09/08/2020
Officer Obote Hope				Application Number(s) 2020/2471/P	
Application Address 24 Ferncroft Avenue London NW3 7PH				Drawing Numbers Please refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Alteration of the front garden and boundary treatment including the installation of timber automatic vehicle and pedestrian gates, alterations to the existing hardstanding and erection of bin stores.					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Householder Application			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
Adjoining Occupiers:	No. of responses	00	No. of objections	00	
Summary of consultation responses:	<p>A site notice was displayed from 10/07/2020 which expired 03/08/2020A press notice was published 16/07/2020 which expired 09/08/2020.</p> <p>No responses were received</p>				
CAAC/Local groups comments:	<p>The Redington/Frognaal Neighbourhood Forum provided a response to the public consultation and objected on the grounds that the metal gates would be harmful to the character and appearance of the conservation area</p> <p><i>Officer response: please refer to paragraph 3.3 below.</i></p> <p>The Heath and Hampstead Society provided a response to the public consultation and objected on the grounds that the proposal would result in additional car parking.</p> <p><i>Officer response: The existing front drive way to this property enables cars to be parked off the street and following the development this arrangement would be no different. The proposed alterations would include a marginal decrease in depth of the plant enclosure. However, there would be overall improvement hard and soft landscaping arrangement. Thus, are considered an improvement to the context of the site and character of the conservation area.</i></p>				

Site Description

The application site relates to a detached three-storey property located on the north side of Ferncroft Avenue. Ferncroft Avenue was almost entirely designed and built by the Quennell/Hart partnership and was largely completed in 1910. These houses on Ferncroft Avenue whilst mostly houses built from red/orange brick.

The property is not listed, however; it is within the boundary of the Redington and Frognal conservation area, and noted within the CA statement as making a positive contribution to the area. No. 24 is also within the boundary covered by the Redington and Frognal Neighbourhood Plan 2020.

Relevant History

2020/2290/P - Erection of single storey ground floor orangery to the rear elevation and single storey extension to the side elevation, following the demolition of existing rear conservatory and side garage and alterations to the fenestration/façade treatment to the front, rear and side elevations. **Granted 12/11/2020**

Relevant policies

National Planning Policy Framework 2019

London Plan 2016

Publication London Plan 2020

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Redington and Frognal Neighbourhood Plan (2020)

Policy SD2 Redington Conservation Area

Policy SD4 Sustainable Development and Redington Frognal Character

Camden Planning Guidance

CPG Amenity (2018)

CPG Altering and extending your home (2018)

CPG Biodiversity 2018

CPG Sustainability 2018

Redington and Frognal Conservation Area Statement (2000)

Assessment

1.0 Proposal

1.1 The application seeks householder consent for alteration to the outside space at the front of the property, including the following works:

- repairs to the existing front boundary wall and piers
- new traditional timber gates to driveway accesses
- alterations to driveway/private off-street parking paving treatment
- new bin store

1.2 The initial scheme has been revised and the metal electronic gates have been omitted and replaced with timber gates.

2.0 Assessment

2.1 The planning considerations material to this application are:

- Design and heritage.
- Impact on neighbouring amenity.

3.0 Design and heritage:

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.

3.2 There is a section of the front boundary wall that is in disrepair and the agent confirmed that the works associated with the boundary wall treatment is required to consolidate the unstable parts of the wall. It's therefore proposed to retain as much as the existing wall as possible whilst cleaning, repair and rebuild the wall where appropriate. The existing brickwork piers would be repaired and rebuild as necessary and any new masonry (where appropriate) will replicate the original design; detailing and comprise the same brick as the original. Overall, the proposed boundary treatment would be an improvement given the poor condition of the existing boundary wall. The works to existing piers are also considered acceptable and the matching brickwork would ensure that the boundary treatment would not detract from the design and appearance of the surrounding area.

3.3 The proposed metal gates have been omitted from the scheme following officer's comment and officers consider that the proposed timber automatic vehicle / pedestrian inwards opening gates would ensure that the original front boundary treatment for the CHB Quennell houses are maintained.

3.4 Elsewhere along Ferncroft Avenue, low red brick walls with varying amounts of green vegetation is the established boundary treatment, usually with open rather than gated driveways. However, several nearby properties have installed gates including a few isolated instances of metal fences / gates. The proposed timber gates are considered to be a sensitive approach to providing a gate to the existing forecourt and would not significantly alter or detract from the character and appearance of the host building or the wider Redington/Frognaal Conservation Area

3.5 It is proposed to replace the existing hard landscaping and paving to the front driveway. The existing non-permeable brick will be replaced with the specified new Natural Cobblestone permeable paving and Sandstone paving area to the side of the property leading to the garage. The proposed hard standing would be an improvement on the existing paving stone given that the proposed permeable paving would be more conducive to drainage, allowing water to soak into the subsoil, rather than be diverted into the storm water system.

3.6 The proposed refuse storage would be located adjacent to the eastern flank elevation. The proposed bin storage is considered a minor alteration that would be acceptable given its discreet location. The brick and timber material palette proposed is suited to the nature of the development and the new refuse storage will enable wheelie bins to be stored properly out of the way of the path and secured behind new timber doors.

3.7 Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character and appearance of the conservation area under s.72 of The Planning (Listed and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Act (ERR) 2013.

4.0 Amenity

- 4.1 Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, as well as impacts caused from the construction phase of development.
- 4.2 Given the nature of the scheme, the proposed works would not have any impact on neighbouring amenity.

5.0 Recommendation:

- 5.1 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 11th January 2021, 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: 2020/2471/P
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 4 January 2021

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

Idea Architects
235 Blackstock Road
London
N5 2LL
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
24 Ferncroft Avenue
London
NW3 7PH

Proposal:

Alteration of the front garden and boundary treatment including the installation of timber automatic vehicle and pedestrian gates, alterations to the existing hardstanding and erection of bin stores.

Drawing Nos: E(92)_100; E(92)_200; E(92)_400; P(92)P_100 REVA; P(92)_200 REVA; P(92)_400 REVA; OS(00)_100 and Design and Access Statement commissioned by IDEA Architects London.

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans; E(92)_100; E(92)_200; E(92)_400; P(92)P_100 REVA; P(92)_200 REVA; P(92)_400 REVA; OS(00)_100 and Design and Access Statement commissioned by IDEA Architects London.

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.
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully

Chief Planning Officer

DRAFT

DECISION