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80-83 Long Lane,
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Via Planning Portal only

15th January 2021

Dear Sir/Madam,

HOUSEHOLDER PLANNING APPLICATION - THE TOWN & COUNTRY PLANNING ACT 1990

ERECTION OF A NEW BRICK WALL AND INSTALLATION OF AUTOMATED SLIDING GATES TO FRONT BOUNDARY, REPLACEMENT OF FRONT ENTRANCE DOOR AND STEPS, REPLACEMENT OF SIDE GATE, INSTALLATION OF TIMBER DECKING AREA, SHED AND PERGOLA TO REAR GARDEN, AND VARIOUS HARD AND SOFT LANDSCAPING WORKS TO FRONT AND REAR GARDENS

10 FERNCROFT AVENUE, LONDON, NW3 7PH

Please accept this covering letter as an accompaniment to this householder planning application for proposed works at 10 Ferncroft Avenue, London, NW3 7PH. This letter provides a summary of the site and the proposed development.

Please also find enclosed a completed application form accompanied with a full set of existing and proposed plans and elevations.

The Site:

The application site comprises a large detached 3 storey dwellinghouse located on the north side of Ferncroft Avenue. Ferncroft Avenue is characterised by street frontage residential development predominantly of semi-detached houses but with detached houses dispersed throughout the street.

The property is not listed but the site is located within the Redlington Frognaal Conservation Area and considered to have a positive contribution to the area. The properties either side of the site at No's 8 and 12 are grade II listed properties.

Relevant Planning History

On 4th August 2020 full planning permission (**reference 2020/0113/P**) was granted for the erection of single storey rear extension and enlargement of rear garden terrace; installation of one dormer window to the front and one dormer to the rear roof slope; replacement of pebbledash to front bay window with hanging tiles; re-paving of driveway.

The Proposal

This application seeks full (householder) planning permission for proposed extensions and alterations to the existing property. The development can be described as:

‘Erection of a new brick wall and installation of automated sliding gates to front boundary, replacement of front entrance door and steps, replacement of side gate, installation of timber decking area, shed and pergola to rear garden, and various hard and soft landscaping works to front and rear gardens’.

In greater detail the proposed works includes:

- Replacement of existing brick wall/close boarded fence with 1.5m high brick boundary wall with piers and automated sliding gate finished with cedar battens;
- Replacement of front entrance door with panelled front door and timber panelling, new glazed fan light and side lights, and new full width stone steps;
- Replacement of side gate with Prestige solid T&G timber gate;
- Installation of timber decking area to rear garden measuring 3.75m by 6m and raised 200mm above ground level and finished with surrounding Corten steel fascia;
- Proposed new pent shed located to rear garden measuring 2.4m by 1.8m;
- Installation of powder coated steel pergola measuring 4.56m by 3.3m and 3.4m high, formed of 150mm by 75mm frames to rear of recently approved rear extension;
- Various hard landscaping works to rear garden including installation of decorative Corten steel 3m high vertical panels x 3, and cladding of planter walls with Corten steel;
- Extensive soft landscaping proposals to front and rear gardens.

For full details of the proposed development please refer to the supporting plans and elevations.

Planning Policy

National Planning Policy

The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these are expected to be applied. At the heart of the NPPF is a

presumption in favour of sustainable development which incorporates three specific strands – economic, environmental, and social. The following sections are relevant to the consideration of this application; Section 11 (making effective use of land), Section 12 (achieving well designed places), and Section 16 (conserving and enhancing the historic environment).

Local Planning Policy

For the purposes of this application, the adopted Development Plan for the London Borough of Camden (LB Camden) comprises the London Plan (2016), the Camden Local Plan (2017) and the Camden Planning Guidance (CPG) Documents.

Planning Assessment

Design and visual impact

Section 12 of the NPPF refers to well-designed places. Paragraph 127 (c) states that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Further, paragraph 130 states that where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.

Policy D1 of the Camden Local Plan (the Local Plan) requires development to be of the highest architectural and urban design quality, and have particular regard to design and visual impact and to the context within which it is placed. Policy D2 of the Local Plan states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and Listed Buildings. The aims of these policies are further reflected in London Plan Policies 7.4 (Local Character), 7.6 (Architecture) and 7.8 (Heritage Assets) and the 'Design' Camden Planning Guidance.

The Redlington/Frogna Conservation Area Policy (RF8) states that alterations to front boundaries between the pavement and the property can dramatically affect and harm the character of the Conservation Area. It identifies that where there are low boundary walls they add to the attractiveness appearance of front gardens. The conservation area statement requires all new development to respect the original style of boundary treatment. It also recognises the importance of preserving the green character of the area, and states that particular care should be taken to preserve the green character of the Conservation Area by keeping hedges.

Whilst the prevalent front boundary treatments to this part of Ferncroft Avenue are brick walls with hedging, there are still a range of approaches that have been taken including brick walls, brick walls with timber fencing, rendered walls, including a large variation in their heights and finish. Access into driveways along Ferncroft Avenue are further varied with a mix of those properties with no gates or those finished with metal or wooden gates. The existing property at 10 Ferncroft comprises an existing boundary of low retaining wall with close

boarded fence above which in itself is not considered to have a positive impact on the street scene.

The proposed front boundary treatment seeks to replace the existing wall/fenced boundary with a 1.5m high brick boundary wall and automated sliding gate. The brick boundary wall will be finished in reclaimed brickwork to match the main property whilst the incorporation of brick piers is in keeping with more traditional boundary treatments locally. The proposed automated gates introduce a more contemporary element to the front boundary but are consistent with other more modern examples locally, including that approved and built at 28 Ferncroft Avenue. The evergreen trees proposed immediately behind the proposed wall will continue to soften the boundary treatment whilst preserving the green character of the area. Overall, the proposed development is considered acceptable in design terms and would be an improvement compared to the existing boundary treatment.

The replacement front entrance door and steps will be similar in appearance to the existing entrance to the property and will therefore be in keeping with the architectural detailing and appearance of the property. The replacement gate to the side passageway of the property is of high-quality specification will have an acceptable impact on the appearance of the property.

The proposed garden works, including decking, shed and pergola are typical structures associated with a domestic garden and appropriate in this context. In the case of the pergola, this is the most significant structure proposed due to its overall height of 3.4m. However, as demonstrated by the detailed plans and cross sections this has been designed to relate comfortably to the scale and height of the recently approved extension to the property. The scale and massing of this structure is therefore considered acceptable given its context adjacent the existing property and recent extension.

Use of Corten steel throughout the hard landscaping will inevitably introduce a contemporary appearance to the works proposed. However, this is considered to tie in with the contemporary materials approved for the rear extension whilst providing a coherent appearance to the individual elements proposed.

The extensive soft landscaping proposed to the front and rear gardens will provide a well detailed and thought-out landscaping scheme which responds to the proposed works and which maintains the green character of the garden and surrounding area.

For the reasons outlined above, the proposed development represents a high-quality design which is sympathetic to the existing character and appearance of the existing property and neighbouring properties. It is considered that the proposed works will enhance the quality of the host dwelling and consequently the townscape quality of the area. There will be no adverse effect on the setting of the neighbouring Listed Buildings either side of the site or the wider views of the Conservation area. The proposed development is therefore considered acceptable with regard to its impact on the designated heritage assets identified locally.

Neighbouring Amenity

Policy A1 of the Local Plan seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. London Plan Policy 7.6 requires development not to cause unacceptable harm to the amenity of surrounding land and buildings in relation to privacy.

The proposed development introduces no built development or structures which would have a detrimental impact on outlook or daylight/sunlight levels to neighbouring properties.

Furthermore, no works are proposed which would result in a loss of privacy to neighbours. Whilst it is noted that a proposed decking area is located to the rear garden, as this structure is to be embedded into the ground and will only be approximately 200mm above the garden level, the decking area would not allow overlooking into neighbouring gardens from those using it.

By virtue of the size, scale and location of the proposed works, the proposed development will not have an adverse impact on neighbouring amenity.

Summary

As demonstrated within this letter and supporting documents, the proposed works are considered to have an acceptable impact on the character and appearance of the building, the setting of the adjacent Listed Buildings and the Conservation area, and neighbouring amenity. The development is in accordance with the relevant Development Plan policies and it is therefore respectfully requested that planning permission is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions please do not hesitate to contact me.

Yours faithfully

Stuart Minty
Director
SM Planning