

17 August 2021

The Savills logo consists of the word "savills" in a lowercase, sans-serif font, colored red, set against a solid yellow square background.

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Dear Ms Henry,

**APPLICATION: PLANNING PERMISSION FOR ERECTION OF A FRONT BOUNDARY WALL INCLUDING GATES AND GATE PIERS**

**SITE: 62 AVENUE ROAD, LONDON, NW8 GHT**

On behalf of our client ("the Applicant") we enclose a Planning Application for the erection of a front boundary wall including gates and gate piers at 62 Avenue Road, London, NSW8 GHT ("the site") within the London Borough of Camden ("LBC"). The proposed description of development is as follows:

*"Erection of front boundary wall including gates and gate piers"*

This application comprises the following documents to be read in conjunction with this supporting Covering Planning Letter:

- **Completed Application Form**, prepared by Savills Planning;
- **This Covering Planning Letter**, prepared by Savills Planning;
- **Site Location Plan**;
- **Site Plan** (1636/001/001), prepared by Alan Baxter;
- **Existing Floor Plans** (13826\_03\_ES), prepared by Greenhatch Group;
- **Existing Elevations and Sections** (13826\_02\_ES), prepared by Greenhatch Group;
- **Approved Drawings under MMA (Ref. 2019/5573/P)**, prepared by KSR Architects;
- **Approved Drawings under Condition 8 & 11 (Ref. 2019/2450/P) of Planning Permission Ref. 2016/4931/P**, prepared by Bowles and Wyer;
- **Proposed Drawings Elevation and Detail** (19021-EZR-901), prepared by KSR Architects LLP; and
- **Proposed Drawings Plan and Street Elevation** (19021-EZR-900), prepared KSR Architects LLP.

The requisite application fee and Planning Portal administration fee has been paid under a separate cover by the Applicant.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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## 1.0 The Site and Background

Prior to construction works beginning on site, the site comprised of a detached dwelling house on a rectangular plot to the north-east of Avenue Road in St John's Wood. The site has ingress and egress vehicular access from the Avenue Road with hardstanding towards the front providing parking for vehicles. The site is not within a Conservation Area and is not statutory or locally listed, however the boundary of the Elsworthy Conservation Area sits 60m to the south east and 50m to north east to the rear.

Avenue Road is generally characterised by large individual family houses, dated from the 1930s or immediate post war period. The dominant style is Neo-Georgian, consisting of red and brown brick work, with clay tile roofs, classical entrances porches and subdivided timber sash windows.

## 2.0 Planning History and Construction Works on the Site

Construction works have progressed on site following a series of planning applications and approvals.

Planning permission was initially granted in June 2012 (Ref. 2011/5539/P) and was amended via a section 73 application in 2012 but was never implemented. Planning permission was again granted in March 2017 (Ref. 2016/4931/P) for the erection of a 2 storey, single family dwelling house with basement and accommodation in the roof space.

In June 2019 an MMA application was submitted (Ref. 2019/3045/P) to make minor amendments to the massing of the approved dwelling with some design amendments to the approved casement windows on each elevation with the installation of timber framed sash windows. This application was approved under delegated powers on 18 October 2019.

In November 2019 a further MMA application was submitted (Ref. 2019/55773/P) to make minor amendments to alter the basement. The application was approved under delegated powers on 1 May 2020. This permission is currently being implemented with all pre-commencement conditions now being discharged. On 11 of August 2021, Condition 2 (Materials) was submitted to LBC which is a 'prior to relevant parts of work' condition.

Of relevance to the works proposed in this application is application (Ref. 2019/2450/P) for Conditions 8 & 11 of application Ref. 2016/4931/P: *Details of hard and soft landscaping and details of suitably qualified engineer to oversee the basement works*. These conditions were approved on 18 September 2019. The details approved via this application showed the erection of a front boundary wall and gates. The approved drawings for application Ref. 2019/2450/P have been submitted in support of this application.

The application now being submitted seeks to obtain permission for the proposed front boundary wall including gates, which while were indicated as part of Ref. 2019/2450/P do not have planning permission under application Refs. 2016/4931/P, 2019/3045/P or 2019/5573/P.

## 2.0 Planning Policy Framework

This section outlines the relevant national and local planning against which the proposals are considered. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that any planning application must be determined in accordance with the development plan for the area unless any material considerations indicate otherwise.

## Development Plan

In this case the development plan comprises:

- The London Plan (March 2021); and
- Camden Local Plan (July 2017).

In this case materials considerations include:

- The NPPF (Revised July 2021); and
- Camden Planning Guidance: Design (January 2021).

### **3.0 The Proposals**

As noted above, the proposed description of development is as follows: *“Erection of front boundary wall including gates and gate piers”*

The proposals comprise the following:

- Erection of red brick boundary wall in Flemish bond with reconstituted stone base between existing red brick piers shared with Nos. 64 and 60 Avenue Road;
- Four reconstituted stone gate piers; and
- Two black painted metal automated sliding gates;

Full details of the proposals and design are provided in proposed drawings, prepared by KSR Architects LLP.

### **4.0 Planning Assessment**

The principle of the development has been established by application Ref. 2019/2450/P for Conditions 8 & 11 of application Ref. 2016/4931/P: *Details of hard and soft landscaping and details of suitably qualified engineer to oversee the basement works* which include the erection of a front boundary wall and gates. Therefore, the single matter for consideration is the design and appearance of the proposals and their relationship with the surrounding context.

Policy D1 (Design) of the LBC Local Plan states that the Council will seek to secure high quality design in development that respects local context and character. Policy D1 also requires development to comprise of details and materials that are of a high quality and complement local character.

Furthermore, Paragraph 4.32 of the LBC Design SPG states that hard landscaping proposals the Council will expect:

- *the selection of materials, patterning and methods of workmanship to consider those already at use in the area;*
- *traditional and natural materials to be used, especially in Conservation Areas (Local guidance can be found in individual Conservation Area Statements, Appraisals and Management Plans);*
- *the use of salvaged and re used materials, where appropriate.*

The proposals comprise the erection of a red brick boundary wall between the existing piers shared with Nos.64 and 60 Avenue Road as well as reconstituted stone gate piers and black painted metal automated sliding gates. All three of these features can be seen within the immediate context of the site at neighbours Nos. 64 and 60, as well as opposite the site at Nos. 85 and 83 Avenue Road, as well as further afield. Therefore, it is considered that the proposed material and design compliments that of the surrounding local character. Furthermore, the use of high quality reconstituted stone for the gate piers will make use of reused materials.

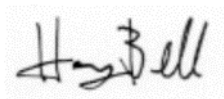
In light of the above, it is considered that the proposals would fully comply with Policy D1 of the LBC Local Plan as well as Paragraph 4.32 of the LBC Design SPG.

### **5.0 Summary**

In summary it is considered that the proposals are of a high quality of design as well as being characteristic of Avenue Road and the surrounding area.

We trust that you will find the application documents in order, however, should you require anything further, or wish to discuss the proposals in more detail, then please to get in touch.

Yours sincerely

A handwritten signature in black ink that reads "Henry Bell". The signature is written in a cursive style with a large, stylized 'H' and 'B'.

**Henry Bell**  
**Savills Planning**