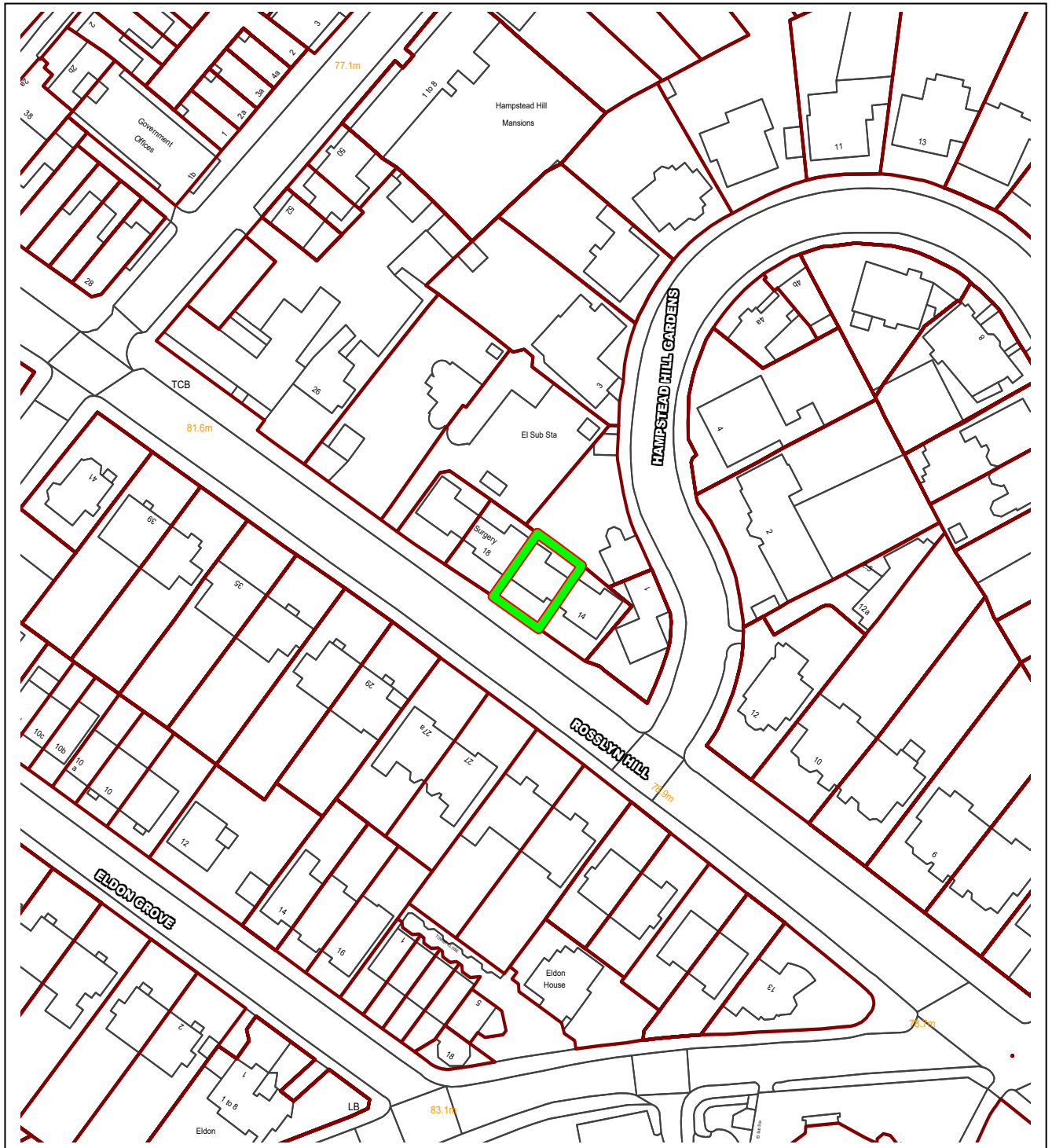


Site Location 16 Rosslyn Hill



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Site Photos – 16 Rosslyn Hill MB



Image of Front of property



Image of completed works



Existing front elevation



Proposed front elevation

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	15/12/2021
		N/A / attached		Consultation Expiry Date:	19/12/2021
Officer				Application Number(s)	
Edward Hodgson				2021/5132/P	
Application Address				Drawing Numbers	
16 Rosslyn Hill London NW3 1PD				See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Retrospective application for replacement of former wooden slat fence with new metal railings on a replacement low brick wall with brick piers and new metal entrance gate & sliding vehicular gates.					
Recommendation:		Grant conditional planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	<i>Refer to Draft Decision Notice</i>			
Informatives:				
Consultations				
Summary of consultation:	A site notice(s) was displayed near to the site on the 24/11/2021 (consultation end date 18/12/2021). The development was also advertised in the local press on the 25/11/2021 (consultation end date 19/12/2021).			
Adjoining Occupiers:	No. of responses	00	No. of objections	1
Summary of consultation responses:	None			
The Heath and Hampstead Society	A letter of objection was received on behalf of the Heath and Hampstead Society. Their objection comments can be summarised as follows: <ul style="list-style-type: none">The application is for wider gates which would enable more parking in the front garden. <p><u>Officer's response:</u></p> <p><i>The application does not seek to propose any additional parking spaces. The existing number of parking spaces is two and the proposed number is two. The front garden space was previously used for car parking and so no garden space would be lost.</i></p>			

Site Description

The application site is a two-storey semi-detached property constructed in the early twentieth century. The building has a prominent front bay window and first floor front/side terrace, a pitched roof and it is finished with dark brick. The front of the site has two car parking spaces located behind a brick wall and black aluminium railings, a gate and electric sliding driveway gate.

The application site is not listed but it is located within the Hampstead conservation area.

Relevant History

Application Site:

2016/3573/P - Erection of roof extension with front roof light and rear dormer – Granted 26/01/2017

2008/3434/P - Alterations and extensions to provide a new bay window to front elevation, erection of a new dormer window on the rear roofslope, erection of a single storey rear extension following demolition of existing single storey rear extension, and associated alterations to single dwellinghouse (Class C3) – Granted 23/12/2008

14 Rosslyn Hill:

2016/3281/P - Erection of single storey rear extension and two rear dormers, boundary fence and gates, new boundary pier, and alterations to fenestration. Granted - 28/12/2016

27 Rosslyn Hill:

PWX0202986 - Alterations to the existing boundary treatment, including the erection of railings and sliding vehicular gate, Granted - 17/12/2002

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **D1** Design
- **D2** Heritage
- **T2** Transport

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)

Hampstead Neighbourhood Plan (2018)

- **DH1** Design
- **DH2** Conservation Areas and Listed Buildings

Conservation Statements:

- Hampstead Conservation Area Appraisal and management strategy

Assessment

1. The proposal

- 1.1. Retrospective planning permission is sought for the retention of the front boundary treatment which has been installed. This consists of: new metal railings on a replacement low brick wall with brick piers, a new metal entrance gate & sliding vehicular gates. The works were undertaken after a burst water main caused flood damage to the front of the property.

2. Assessment

The issues for consideration in this case are:

- Design and Conservation
- The amenity of neighbouring occupiers
- Transport impacts

Design and Conservation

- 2.1. 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 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.
- 2.2. The Hampstead Conservation Area Statement (2000) advises that retaining brick walls, piers, railings and hedges is important to the streetscape and there is a rich diversity of materials in the area. The Statement discourages front gardens being turned into parking spaces and that electronic fences can also erode the character of the boundary.
- 2.3. Brick walls, piers and black metal railings are a prevailing feature of the character of Rosslyn Hill. Planning permission has been granted for a number of similar boundary treatments including at nos. 14 and 27 (please refer to relevant planning history). Electronic vehicular gates have also become common-place along Rosslyn Hill and so the proposals are considered in keeping with the character of the surrounding area.
- 2.4. It should be noted that black metal railings have become a recent feature along Rosslyn Hill at nearby properties and the proposals are not inappropriate or out of character with the Conservation Area.
- 2.5. It is considered that the proposals would not cause a detrimental impact upon the character and appearance of the host property and they would preserve the special character of the conservation area. The development would therefore comply with policies D1 and D2 of the Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.
- 2.6. 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 or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

3. Residential Amenity

- 3.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications for natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacts upon by virtue of noise or vibrations.
- 3.2. The proposed development would not affect the amenity of any neighbouring resident in terms of any of the above considerations. The development is thus considered to be in accordance with planning policies

A1 and A4.

4. Transport impact

- 4.1. The Heath and Hampstead Society objected to the proposal on the grounds that there would be a potential increase in car parking at the property due to the wider gates being proposed. However, no additional car parking spaces have been proposed as part of the application. The proposed width of the vehicular opening is the same as the previously existing width and for these reasons, the development would not result in increased on-site parking.

5. 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 14th February 2022, 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: 2021/5132/P
Contact: Edward Hodgson
Tel: 020 7974 8186
Email: Edward.Hodgson@camden.gov.uk
Date: 8 February 2022

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

Nicholas Lee Architects Ltd.
34A Rosslyn Hill
Hampstead
London
NW3 1NH

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
16 Rosslyn Hill
London
NW3 1PD

Proposal:

Retrospective application for replacement of former wooden slat fence with new metal railings on a replacement low brick wall with brick piers and new metal entrance gate & sliding vehicular gates.

Drawing Nos: Site Plan, Location Plan, EE-001, AA-001,

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 shall be retained in accordance with the following approved drawing: EE-001

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

DECISION

- 1 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, 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.

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 2021.

You can find advice about your rights of appeal at:

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

Yours faithfully

Chief Planning Officer

DECISION