

SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 10/01925/FULL6

**Ward:
Penge And Cator**

**Address : 36 Albert Road Penge London SE20
7JW**

OS Grid Ref: E: 535677 N: 170596

Applicant : Miss Theresa Hustwitt

Objections : YES

Description of Development:

Removal of section of boundary wall, erection of picket fence style gates and creation of hardstanding to provide parking space (Article 4 (2) Direction)

Key designations:

Conservation Area: Alexandra Cottages

Article 4 Direction

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

London City Airport Safeguarding

London City Airport Safeguarding Birds

Locally Listed Building

Proposal

The development proposes the removal of a small section of the front boundary wall and its replacement with picket fence gates with a maximum height of 1.1 metres. The existing side boundary wall and privet hedge fronting Princes Road is to remain. The proposed picket fence gates will not occupy the full width of the frontage of the property with the majority of the front boundary wall along Albert Road, including the section which is curved to remain in place.

A dropped kerb is proposed and the removal of this small section of wall is to accommodate an area of hardstanding to provide one car parking space. The proposed parking space is intended to reflect the original landscaping and Victorian planting with a brick path and a planted central strip which will give the appearance of a garden area when not occupied by a vehicle.

Location

The application site is a two storey semi detached Victorian residential dwelling located within a predominantly residential area towards the northern end of Albert Road at the junction with Princes Road.

The property is located within the Alexandra Cottages Conservation Area.

Comments from Local Residents

- The proposal would involve the removal of the front wall and would result in harm to the character and appearance of the conservation area as it would not preserve or enhance the area and would result in the loss of original features.
- the alterations would result in the loss of the street sign for which there is no alternative location.
- the proposal would result in the loss of on street parking spaces
- the removal of this historic garden wall would result in setting a precedent for similar developments along the road

Comments from Consultees

The Advisory Panel for Conservation Areas, (APCA) were consulted on the application and their comments can be summarised as follows:

No objection in principle but the space provided should be for one car only and design should be in the form of 2 wheel strips of material identified in 6.38 -40 of the SPG interspersed with gravel or soft green planting.

From a Conservation point of view, no objections are raised.

In terms of highways considerations no technical objections are raised subject to conditions on any approval regarding details of the parking layout and highway drainage.

Planning Considerations

The application falls to be determined in accordance with S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that conservation area. The proposal falls to be considered primarily with regard to the following policies of the Unitary Development Plan:

- BE1 Design of New Development
- BE7 Railings boundary walls and other means of enclosure
- BE11 Conservation Areas

Planning History

Under planning application ref. 09/02504, planning permission was granted for replacement sash windows, elevational alterations, to side and rear and painting of flank render.

Conclusions

The main issues relating to the application are the impact that the development would have on the character and appearance and visual amenities of the Alexandra Cottages Conservation Area.

In terms of the impact of the development on the Conservation Area, Members will note that similar parking areas and driveways exist along Albert Road.

The proposed hardstanding area would be limited to a narrow brick path and a central planted strip interspersed with planting which would give the impression of a garden area when the space is vacant. The majority of the front boundary wall including the section which is curved is to be retained.

Policy BE7 refers specifically to railings, boundary walls and other means of enclosure and seeks amongst other things to resist the construction or erection of high or inappropriate enclosures where such boundary enclosures would threaten the open nature of the area or would adversely impact on local townscape character. The introduction of new boundary enclosures can have a significant effect on the character of an area and it is important that new enclosures are appropriate in scale, location and design. In this case it could be argued that the amount of hardstanding is limited and the overall design of the proposals is sympathetic to the street scene and character of the area.

It is considered that the scale, form and proportion of the fence, gate and hard surface is sympathetic to neighbouring properties. The majority of the wall is to be retained and sympathetic additional landscaping is proposed. It is therefore considered that the proposal is in keeping with the height and materials in the locality.

Members will therefore need to consider whether the impact of the proposed new parking area and front boundary treatment is acceptable in terms of the impact on the Conservation Area and street scene in general.

Background papers referred to during production of this report comprise all correspondence on files refs. 09/02504 and 10/01925, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | |
|---|-----------------------|---|------------------|
| 1 | ACH03
ACH03R | Satisfactory parking - full application
Reason H03 | |
| 2 | ACH12
1m
ACH12R | Vis. splays (vehicular access) (2 in)
Reason H12 | 3.3 x 2.4 x 3.3m |
| 3 | ACH32
ADH32R | Highway Drainage
Reason H32 | |

Reasons for granting permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

BE1 Design of New Development
BE7 Railings, Boundary Walls and Other Means of Enclosure
BE11 Conservation Areas

The development is considered to be satisfactory in relation to the following:

- (a) the impact of the development on the character and appearance of the Conservation Area
- (b) the relationship of the development to adjacent property and the street scene
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties
- (d) the light and outlook of occupiers of adjacent and nearby properties
- (e) the privacy of occupiers of adjacent and nearby properties
- (f) the safety of pedestrians and motorists on the adjacent highway
- (g) the urban design policies of the development plan

and having regard to all other matters raised.

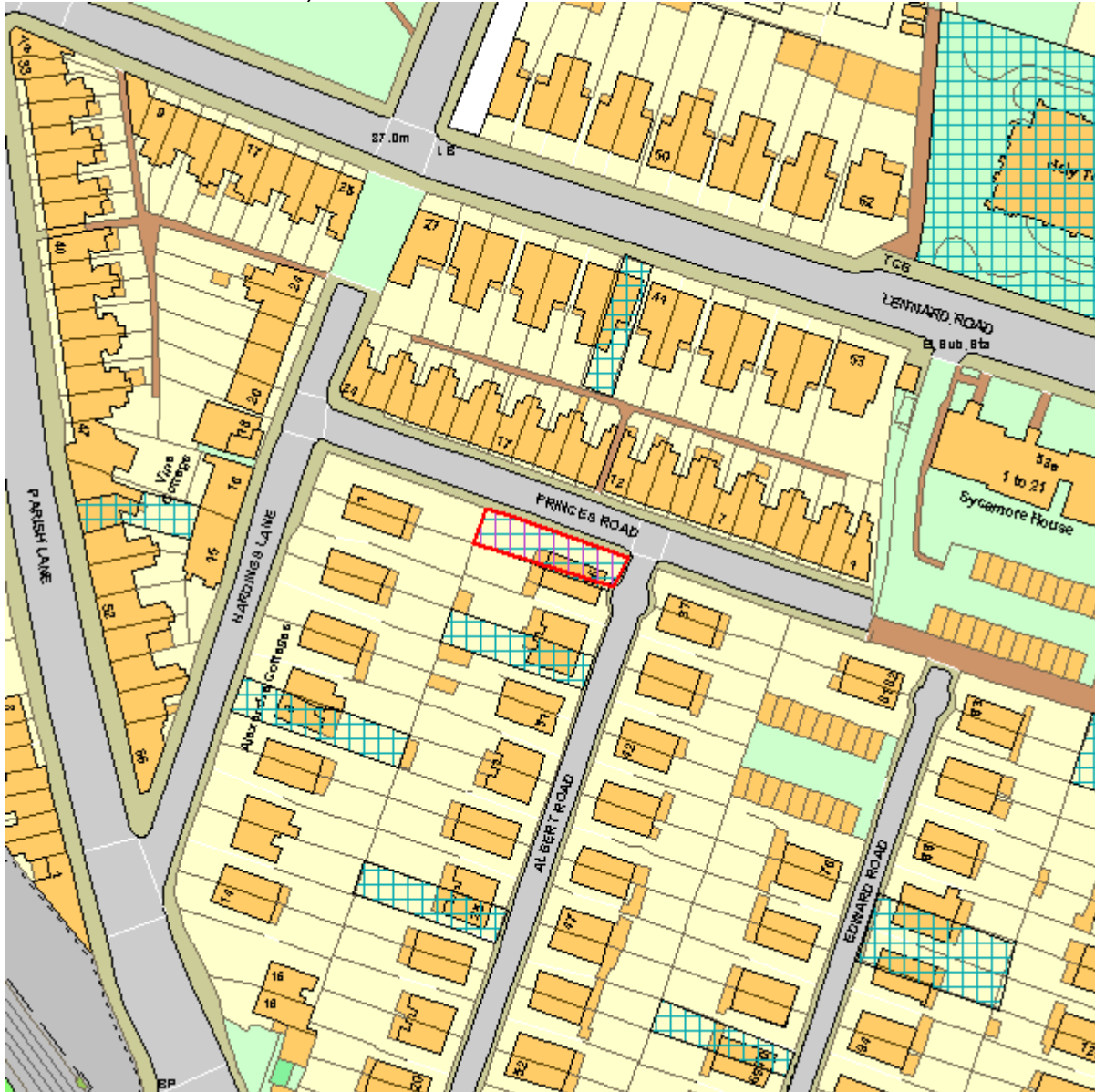
INFORMATIVE(S)

- 1 RDI16 Contact highways re. crossover
- 2 Any repositioning, alteration and / or adjustment to street furniture or Statutory Undertakers apparatus, considered necessary and practical to help with the forming of vehicular crossover hereby permitted, shall be undertaken at the cost of the applicant.

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