

Delegated Report		Analysis sheet		Expiry Date:	02/12/2013
		N/A / attached		Consultation Expiry Date:	21/11/2013
Officer			Application Number(s)		
Victoria Pound			2013/6432/P 2013/6497/L		
Application Address			Drawing Numbers		
1 The Mount London NW3 6SZ			See decision letter.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of metal railings to front boundary wall.					
Recommendation(s):		Grant planning permission. Grant listed building consent.			
Application Type:		Householder Application Listed building consent application.			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	10	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	Press and site notices displayed – no responses received.					
CAAC/Local groups* comments: *Please Specify	Hampstead CAAC – no response received.					

Site Description

Grade II listed building, one of a pair of semi-detached houses dating from the C18. Set back from the street behind a front garden with modern low brick boundary wall. Forms part of a group of two pairs of semi-detached houses facing onto The Mount, all set behind front gardens with low boundary walls.

Relevant History

PW9702452R1 & LW9702453R1 – **PP and LBC granted** 30/07/1997 for *Demolition and reconstruction of front garden boundary wall using London Stock brick.*

2012/3862/P & 2012/3902/L – **PP and LBC granted** 4/09/2012 for *Erection of brick pier on the boundary wall between No. 1 and No. 2 The Mount.*

3 The Mount – 212/3463/P & 2012/3499/L – **PP & LBC granted** 23/08/2012 for Rebuilding of the boundary wall to the front elevation using reclaimed bricks, installation of metal railings and new gate and piers with arched lamp stand, all associated with the use as residential dwelling (Class C3).

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development
CS13 Tackling climate change through promoting higher environmental standards
CS14 Promoting high quality places and conserving our heritage

DP22 Promoting sustainable design and construction
DP24 Securing high quality design
DP25 Conserving Camden's heritage
DP26 - Managing the impact of development on occupiers and neighbours

Assessment

Permission is sought for the installation of a metal railing to the front boundary, which will be positioned between the existing brick piers, over the retained low brick wall.

The detailed design of the railings will match the existing railings around the front basement lightwell which is directly in front of the house, and will also match the existing front boundary gate. The railings will be constructed from cast iron and mild steel. Their height and detailed design is considered to be appropriate to the host building and the group of buildings of which it forms a part. As the railings will be affixed to a modern dwarf wall/piers, no significant historic fabric will be affected by the proposal. The special interest of the listed building will be preserved.

The group of listed buildings at 1 – 4 The Mount support a variety of low brick boundary treatments, and the height, materials and design of the proposal are considered to sit happily within this informal streetscene. The proposal is considered to enhance the character and appearance of the conservation area by virtue reinstating a historic type of boundary treatment.

The proposal will raise no issues in regards to neighbours' amenity, nor sustainability.

It is considered that the relevant local and national policy requirements are met, and therefore the proposal is recommended for approval.