

Delegated Report		Analysis sheet		Expiry Date:		11/09/2013	
		N/A / attached		Consultation Expiry Date:		17/07/2013	
Officer				Application Number(s)			
John Nicholls				2013/4502/P			
Application Address				Drawing Numbers			
35 Canfield Gardens London NW6 3JN				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details pursuant to conditions 3a (railings), 3b (photographic survey) and 3c (method statement) of planning permission dated 04/01/2012 (ref: 2011/5676/P) for alteration to the front boundary wall with the erection of a brick pier and replacement of part of boundary wall with railings in connection with existing residential flats (Class C3).							
Recommendation(s):		Grant approval for details					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No publicity required for this application.					
CAAC/Local groups* comments: *Please Specify							

Site Description

The application site refers to the front boundary wall of 35 Canfield Gardens which lies on the east side of Canfield Gardens. The building lies within South Hampstead Conservation Area.

Relevant History

2011/5676/P - Alteration to the front boundary wall with the erection of a brick pier and replacement of part of boundary wall with railings in connection with existing residential flats (Class C3) – Granted - 04/01/2012

Relevant policies

LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

Camden Planning Guidance 2011

South Hampstead Conservation Area Statement

Assessment

Proposal

Planning permission was granted in January 2012 for the alteration of the front boundary wall and the erection of a brick pier and replacement of part of that wall with railings, due to the walls precarious state due to the growth of the tree immediately behind it – Ref: 2011/5676/P.

A condition (no. 3) required details of the proposed new railings, a photographic survey and method statement all to be submitted before implementation of the works.

These have all been submitted and after discussion with a conservation officer, these are all considered to be acceptable and are considered to both preserve and enhance the character and appearance of the conservation area.

Recommendation: Approve details