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| Delegated Report | | Analysis sheet | | Expiry Date: | | 16/07/2013 | |
| | | N/A / attached | | Consultation Expiry Date: | | 20/06/2013 | |
| Officer | | | | Application Number(s) | | | |
| Victoria Pound | | | | 2013/2800/C | | | |
| Application Address | | | | Drawing Numbers | | | |
| 75 Agar Grove London NW1 9UE | | | | See decision letter. | | | |
| PO 3/4 | | Area Team Signature | | C&UD | | Authorised Officer Signature | |
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| Proposal(s) | | | | | | | |
| Demolition of existing boundary wall and piers. | | | | | | | |
| Recommendation(s): | | Grant conservation area consent. | | | | | |
| Application Type: | | Conservation Area Consent | | | | | |
| 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: | | Press and site notices displayed – no responses received. | | | | | |
| CAAC/Local groups* comments: *Please Specify | | N/a | | | | | |

Site Description

Unlisted Victorian terraced house in the Camden Square conservation area.

Relevant History

None.

Relevant policies

LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage

DP25 Conserving Camden's heritage

Assessment

Conservation area consent is proposed to dismantle the front garden boundary wall and brick piers.

The wall and piers are built in modern red brickwork which does not match the predominant pattern, and the wall is badly cracked and leaning. Its removal (and subsequent replacement with an appropriately-detailed reclaimed stock brick wall and railing) will not cause harm to the character or appearance of the conservation area. It is considered that the justification provided for the demolition of the walls is acceptable and as such, policies CS14 and DP25 are met.

The proposal is considered to meet the relevant local and national policy considerations and as such approval is recommended.