

Delegated Report		Expiry Date:		14/06/2013		Officer:		David Peres Da Costa	
Application Address			Application Number(s)		1st Signature		2nd Signature		
2 Cleve Road London NW6 3RR			2013/1943/P						
Proposal(s)									
Erection of a boundary wall following demolition to rear of existing residential accommodation (sui generis)									
Recommendation(s):		Grant planning permission							
Application Type:		Full planning permission							
Consultations		Date advertised		21 days elapsed		Date posted		21 days elapsed	
Press notice		2/5/13		23/5/13		Site notice		24/4/13	
		Date sent		21 days elapsed		# Notified		# Responses	
Adjoining Occupier letters		22/4/13		13/5/13		54		0	
Consultation responses (including CAACs):		No responses received							
Site Description									
The site is a substantial detached property on the north side of Cleve Road. The site falls within the South Hampstead Conservation Area and there is an article 4 direction removing certain permitted development rights. The property is in use as sheltered accommodation for elderly people.									
Relevant History									
TP2052/1057: The conversion of No. 2, Cleve Road, Hampstead, for use as an old people's home, and the erection of an extension at the rear. <u>Granted</u> 03/08/1956									
Relevant policies									
LDF Core Strategy and Development Policies									
CS1 (Distribution of Growth)									
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)									
DP26 (Managing the Impact of Development on Occupiers and Neighbours)									

Assessment

Proposal: Consent is sought for the demolition and rebuilding of the rear boundary wall between 2 and 4 Cleve Road. The majority of the wall would be rebuilt like for like using salvaged, cleaned and reused bricks. A small section closest to the host property will not be rebuilt. The main part of the wall measures between 1.5m to 1.7m in height. A 1.1m section of wall with a height of 2.7m would be rebuilt close to the host property. This wall then slopes to meet the lower wall which is 1.7m high. There are a number of trees which are affected by the proposed rebuilding and a tree report has been submitted with the application. Details of the foundations have also been provided.

Assessment:

Design: The proposed wall would be an exact like for like replacement of the existing wall. A section of the wall (panel B on the drawings) has bulged, partly collapsed, is out of plumb and is potentially dangerous. The remainder of the wall (panel C on the drawings) is unstable, out of plumb with ineffective piers. The justification for the rebuilding is considered acceptable. The design of the replacement wall is considered acceptable.

It is noted that walls up to 2m in height from ground level would fall within permitted development under Part 2, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). It is also noted that the maintenance, improvement or alteration of a wall is permitted development provided that it would not exceed its former height or 2m, whichever is the greater. The majority of the wall would not exceed 2m. The remaining section that will be replaced does not exceed its former height.

Conservation area consent is not required for the demolition of a wall which is less than 2m in height. The small section of the wall which is over 2m in height (1.6m approximately) and that would be rebuilt would not be considered substantial demolition when taking in context of the overall length of the wall (28m). Conservation area consent is therefore not required.

Trees:

There are four trees (cherry, large oak, large sycamore (multi-stem), malus) whose root-plates run close to the wall. In order to prevent damage to the roots, a length of wall 1 metre from the centre of each tree, in both directions, would be supported by a concrete lintel laid on top of the existing foundation. The remaining wall will have new foundations excavated. The tree officer has agreed that the foundations for the wall and the measures to protect the trees are acceptable.

Amenity: Given that the wall is being rebuilt like for like, there will be no impact on neighbouring amenity.

Recommendation: Grant planning permission

