

Delegated Report		Analysis sheet		Expiry Date:		28/03/2013	
		N/A / attached		Consultation Expiry Date:		07/03/2013	
Officer				Application Number(s)			
Charles Rose				2012/6843/C			
Application Address				Drawing Numbers			
South Hampstead High School 1 Maresfield Gardens London NW3 5SS				Refer to Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Demolition and rebuilding of the existing front boundary wall and railings along Maresfield Gardens from Trinity Walk in connection with existing school (Class D1).							
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 Notice: no response Press notice advertised between 14 th Feb and 7 th march 2013 Site Notice displayed between 6 th Feb and 27 th Feb 2013 English Heritage: The application should be determined in accordance with national and local policy guidance.					
CAAC/Local groups* comments: *Please Specify		Netherhall Neighbourhood Association: No objection					

Site Description

South Hampstead High School is an independent school operated the Girls' Day School Trust. It occupies a site bordered by Maresfield Gardens to the north, College Crescent to the south, Fitzjohn's Avenue to the east and the Holy Trinity primary school to the west.

The site is within the Fitzjohn's/Netherhall Conservation Area.

Relevant History

04/02/2011 Construction of new three and four storey school building, plus two storey basement and alterations to Waterlow Building and covered walkway, following the demolition of the existing buildings at 3 Maresfield Gardens, 31 College Crescent (Moon & Sixpence) and stair towers of the Waterlow Building. (Use Class D1) . 2010/5482/P

17/01/2011 Demolition of the existing buildings at 3 Maresfield Gardens and 31 College Crescent (The Moon & Sixpence). 2010/5483/C

Relevant policies

LDF Core Strategy and Development Policies

CS14 - Promoting high quality places and conserving our heritage

CS15 – Protecting and improving our parks and open spaces and encouraging biodiversity

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

Assessment

Consent is sought to demolish and rebuild the existing front boundary wall and railings along Maresfield Gardens from Trinity Walk in connection with existing school (Class D1) because the section of wall is over 1m in height.

The work is necessary to repair the poor quality section of wall. The section of wall will be replaced to match the existing section of wall. The proposed works would not harm the character and appearance of the Conservation Area and as such the application is recommended for approval.

The detailed design and finish of the wall can be secured by condition.

Recommendation

Approve

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