

Delegated Report		Analysis sheet		Expiry Date:		15/11/2012	
		N/A / attached		Consultation Expiry Date:		01/11/2012	
Officer				Application Number(s)			
Victoria Pound				2012/4911/L			
Application Address				Drawing Numbers			
1 and 2 Upper Terrace Hampstead London NW3 6RH				See decision letter.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Reconstruction works to existing boundary wall within front garden of existing houses (Class C3)							
Recommendation(s):		Grant listed building consent.					
Application Type:		Listed Building 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: <small>*Please Specify</small>		N/a – LBC only. The Heath & Hampstead wrote to advise that the drawings for this application were not available to view on the website. The drawings and documents were subsequently made available and the H&H Society notified.					

Site Description

Two adjoining grade II listed buildings within the Hampstead conservation area, both dating from c.1740. Both buildings face south, and are situated behind a brick boundary wall.

Relevant History

Various, none directly relevant.

Relevant policies

LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage

DP25 Conserving Camden's heritage

Assessment

The southern boundary wall has deteriorated and is bowing significantly at the centre. An area at the east has been locally rebuilt, and a further area re-pointed in cement.

It is proposed to dismantle the bowed area, which measures c. 5m in length and 1m in height, to salvage the existing bricks and rebuild this area in facsimile, in Flemish bond, reusing the existing bricks. It is proposed to repoint the whole of the wall in lime mortar, replacing defective lime mortar and unsympathetic cementitious mortar. This will improve the health of the brickwork and the appearance of the wall and is considered to be acceptable.

It is recommended that a condition is attached which ensures that the repointing is undertaken in an appropriate manner (i.e. flush or slightly recessed, not weatherstruck).

The proposed works are considered to preserve the building's special interest, comply with the relevant local and national policies, and approval is therefore recommended.

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