

Delegated Report		Analysis sheet		Expiry Date:		18/09/2012	
		N/A / attached		Consultation Expiry Date:		06/09/2012	
Officer				Application Number(s)			
Victoria Pound				1. 2012/3862/P 2. 2012/3902/L			
Application Address				Drawing Numbers			
1 The Mount London NW3 6SZ				See decision letter.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of brick pier on the boundary wall between No. 1 and No. 2 The Mount (Class C3)							
Recommendation(s):		1. Grant planning permission 2. Grant listed building consent.					
Application Type:		1. Householder Application 2. Listed building consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	01	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<u>Press and site notices</u> displayed – no responses received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		<u>Hampstead CAAC</u> – No objection.					

Site Description

Grade II listed building, one of a pair of semi-detached houses dating from the C18. Set back from the street behind a front garden with modern low brick boundary wall.

Relevant History

PW9702452R1 & LW9702453R1 – **PP and LBC granted 30/07/1997 for *Demolition and reconstruction of front garden boundary wall using London Stock brick.***

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development
CS13 Tackling climate change through promoting higher environmental standards
CS14 Promoting high quality places and conserving our heritage

DP22 Promoting sustainable design and construction
DP24 Securing high quality design
DP25 Conserving Camden's heritage
DP26 - Managing the impact of development on occupiers and neighbours

Assessment

One pier is missing on the front boundary wall, to the left of the front pedestrian entrance which leads to no. 2 The Mount (although the pier falls within the demise of no. 1). It is proposed to rebuild this to match the remaining pier at no. 2 and the piers at no. 1, to the same height (1400mm) and in matching materials and methodology (reclaimed stock brick with lime mortar). A small area of the existing wall at the corner will be dismantled to allow for an adequate footing, before erecting the pier.

The reinstatement of the pier in this location will improve the building's boundary treatment, the symmetry of the pair and the visual consistency of the streetscape, to the benefit of the special interest of the building and the character and appearance of the conservation area.

The works will not have a detrimental impact on neighbours' amenity, nor raise any sustainability concerns.

The proposal meets the relevant local and national policy requirements and as such is recommended for approval.

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