

Delegated Report		Analysis sheet		Expiry Date:		04/09/2012	
		N/A / attached		Consultation Expiry Date:		6/9/12	
Officer				Application Number(s)			
Alan Wito				2012/3764/L			
Application Address				Drawing Numbers			
1 Grove Terrace Mews London NW5 1PJ				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details of new brickwork demonstrating the proposed type, colour, texture required by condition 3 of listed building consent (2012/0380/L) Dated 28 March 2012 for Demolition and rebuilding of existing boundary wall between properties at 24-27 Grove Terrace and 1 Grove Terrace Mews.							
Recommendation(s):		Approve					
Application Type:		Approval of Details (Listed Building)					
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:		A press noticed was published on 16/8/12 which expired on 6/9/12. A site notice was put up outside of the property which ran from 3/8/12 to 24/8/12. No responses were received as a result of this.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The site consists of a two storey detached house which sits on a backland site between Grove Terrace, Woodsome Road and Bocastle Road. Bounding the plot is a wall which to the south west also forms the boundary wall to Grove Terrace, a terrace of grade II* Georgian town houses.

The site is accessed through a private road between 22 and 23 Grove Terrace and lies within Dartmouth Park Conservation Area.

Relevant History

Planning permission and listed building consent were granted on 28/3/12 for the demolition and rebuilding of existing boundary wall between properties at 24-27 Grove Terrace and 1 Grove Terrace Mews (refs: 2012/0334/P and 2012/0380/L).

Relevant policies

LDF Core Strategy and Development Policies

CS14 - Promoting high quality places and conserving our heritage

DP25 – Conserving Camden's Heritage

Assessment

Condition 3 required:

“A sample panel of new brickwork demonstrating the proposed brick type, colour, texture, face-bond and pointing shall be prepared on site and the specification approved in writing by the Council as local planning authority before the relevant works are begun.”

The applicant has provided details of a brick sample panel which has been carried out by their contractor for similar works on another site. The sample panel shows red stock bricks with a slightly recessed pointing profile in an English bond. Although this section of wall will appear less weathered than adjoining sections of wall, the brickwork will gradually weather down over time to harmonise with the rest.

The submitted details are considered acceptable and preserve the special interest of the listed buildings on Grove Terrace.

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