

Delegated Report		Analysis sheet		Expiry Date:		13/09/2012	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Alex Hutson				2012/3723/P			
Application Address				Drawing Numbers			
Land at the rear of Wildwood Lodge 9 North End London NW3 7HH				Refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details required by condition 4 (hard and soft landscaping) and condition 7 (design of foundations and layout of service trenches) of planning permission dated 2/8/10 (ref. 2009/5102/P) for the renewal of planning permission granted on 5/2/07 (ref. 2006/4989/P) for erection of a single storey plus basement 4-bedroom courtyard dwelling house.							
Recommendation(s):		Approve					
Application Type:		Approval of Details					
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:		NONE					
CAAC/Local groups* comments: *Please Specify		NONE					

Site Description

Wildwood Lodge is 2-storey dwelling house, Grade 2 listed in Victorian “cottage ornee” style with Gothick detailing, which has been considerably altered and extended over the last century. It has an extensive rear garden with numerous trees on its boundary, and which is divided along its width; thus effectively separating the rear portion (which has a sunken disused pool) from view.

Adjoining the west and north sides of this garden is Parfitt Close, which is a private access lane giving access to 2 barn-like 2-storey dwellinghouses at the rear of the property. The garden is overgrown with shrubs and trees, including 2 mature trees (sycamore and copper beech) which have a very high amenity value.

The garden adjoins the Bull and Bush car park on its west side and a garden of Wildwood Cottage on its east side.

The site lies within Hampstead conservation area. This North End enclave, as described in the Hampstead CAS, has a semi-rural character different from the main part of Hampstead village. Within an Archaeological Priority Area.

Relevant History

Planning permission dated 2/8/10 (ref. 2009/5102/P) for the renewal of planning permission granted on 5/2/07 (ref. 2006/4989/P) for erection of a single storey plus basement 4-bedroom courtyard dwelling house.

Relevant policies

LDF Core Strategy and Development Policies

CS15- Open space and biodiversity

DP24- Securing high quality design

Assessment

Condition 4- Landscape design

A new Oak is proposed to replace a diseased Sycamore and a number of other new trees within the site including Birch are proposed. An evergreen hedge will form the boundary treatment between this site and Wildwood Lodge which will be in keeping with the character of the site. The courtyard areas are to consist of lawn and gravel, which will aid sustainable drainage and allow water through to roots of trees to be retained. The details are considered acceptable.

Recommendation: Approve condition 4

Condition 7- foundations, driveway and services

The basement will be sheetpiled and this work is largely outside the RPA of the retained Beech. These details are considered acceptable. Some new planters will be provided and the arboricultural report states foundations will take into account roots of trees to be retained which were discovered during trial excavations. The new driveway will consist of an above ground geotextile load bearing construction which will allow the infiltration of water into the soil below, without significant compaction of the ground below. This should ensure the roots from the Beech tree will not be harmed through the movement of lightweight vehicles. The service plan identifies services outside to the RPA of key trees to be retained.

Recommendations: Approve condition 7

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