

Delegated Report		Analysis sheet		Expiry Date:		06/08/2012	
		N/A / attached		Consultation Expiry Date:		19/07/2012	
Officer				Application Number(s)			
Carlos Martin				2011/5924/P			
Application Address				Drawing Numbers			
203 Goldhurst Terrace London NW6 3ER				Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Reinstatement of brick pillar to front of residential dwelling (Class C3).							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	05	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		Press notice published from 28/06/2012 to 19/07/2012. Site notice displayed from 21/06/2012 to 12/07/2012. No response.					
CAAC/Local groups* comments: *Please Specify		None; no local CAAC active at present.					

Site Description

Mid- terrace property on the south side of Goldhurst Terrace used as flats. Buildings on this side of the street are arranged in pairs. The site is within the South Hampstead Conservation Area.

Relevant History

None

Relevant policies

LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

Camden Planning Guidance 2011: 1 (design)

South Hampstead Conservation Area Appraisal

Assessment

The proposal is for the reinstatement with reclaimed bricks of an original front pillar that was lost sometime in or before 2009. South Hampstead is a well preserved example of a leafy Victorian suburb, largely homogenous in scale and character. The area is characterised by large, semi-detached and terraced late-Victorian properties, in red or gault brick. Houses are made special by a variety of decorative treatments including terracotta panels and brickwork ornamentation, tiled and patterned footpaths, delicate ironwork, and elaborate timber doors and windows, including some original stained and leaded glass.

Decorative details are very important to the character of conservation areas and should be preserved and reinstated where lost or damaged according to current policy and guidance. The south Hampstead Conservation Area Appraisal states that "the Council will expect original architectural features and detailing to be retained, protected, refurbished in the appropriate manner, and only replaced where it can be demonstrated that they are beyond repair". The proposal is therefore welcome, as it would enhance the character and appearance of the property and the conservation and is consequently considered acceptable.

Recommendation: Grant

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