

Delegated Report		Analysis sheet		Expiry Date:		27/08/2012	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Alex Hutson				2012/3446/P			
Application Address				Drawing Numbers			
2 Hampstead Square London NW3 1AB				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of tree protection (condition 3a) to planning permission 2011/6462/P granted 30/04/2012 for the erection of single storey side extension to replace existing outbuildings, enlargement of the existing dormer to form a single dormer in rear roof slope, replace existing rooflight on side roof slope and installation of a roof light in the rear roof slope with 2x conservation style rooflights on the side and rear roofslope, and replacement of windows with French doors in front light well, replacement of windows to front elevation at ground floor level and increase in height of the rear boundary wall of dwelling house (Class C3).							
Recommendation(s):		Approve condition 3a					
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:		N/A					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The site comprises a three storey with loft conversion plus basement semi-detached c1720 single family dwelling house, located on the west side of Hampstead Square. It adjoins a similar property at no.1 Hampstead Square. The surrounding buildings range from two to three storeys that are predominantly in residential use.

The site is grade II listed and lies within the Hampstead Conservation Area. It is listed as being a fine example of an 18th century house

Relevant History

Planning permission 2011/6462/P granted on 30/04/2012 for the erection of single storey side extension to replace existing outbuildings, enlargement of the existing dormer to form a single dormer in rear roof slope, replace existing rooflight on side roof slope and installation of a roof light in the rear roof slope with 2x conservation style rooflights on the side and rear roofslope, and replacement of windows with French doors in front light well, replacement of windows to front elevation at ground floor level and increase in height of the rear boundary wall of dwelling house (Class C3).

Relevant policies

LDF Core Strategy and Development Policies

CS15- Provision of open space and encouraging biodiversity
DP25- Conserving Camden's heritage

Assessment

The proposed tree protection measures for the TPO Sycamore are considered acceptable. Protective fencing shall be erected around the stem of the tree and ground protection within the Root Protection Area will ensure no compaction of the root system whilst allowing access to undertake the works.

It is recommended the application be approved.

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