

Delegated Report		Analysis sheet		Expiry Date:		16/02/2012	
		N/A / attached		Consultation Expiry Date:		16/02/2012	
Officer				Application Number(s)			
Victoria Pound				1. 2011/6445/P 2. 2012/0157/C			
Application Address				Drawing Numbers			
142 GOLDHURST TERRACE LONDON NW6 3HP				See decision letter.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
<ol style="list-style-type: none"> Retrospective application for the erection of front boundary wall and installation of bin store, following demolition of existing front wall. Demolition of front boundary wall. 							
Recommendation(s):		<ol style="list-style-type: none"> Grant planning permission. Grant conservation area consent. 					
Application Type:		<ol style="list-style-type: none"> Full Planning Permission Conservation Area Consent. 					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	09	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<p><u>Press and site notices</u> displayed – one objection received, querying whether the intention is to demolish and rebuild the wall again and hope that this is not a new application to demolish the wall once more as the loss of the wall would detract from the character of the conservation area.</p> <p>Response: The applications are retrospective and seek to regularise consent for the demolition and rebuilding of the wall which has already been undertaken. No additional or new works are proposed under this application and as such the objection is not considered to be relevant in this case.</p>					
CAAC/Local groups* comments: *Please Specify		N/a					

Site Description

Unlisted residential building in the South Hampstead CA.

Relevant History

Various; none directly relevant to this application.

Relevant policies

LDF Core Strategy and Development Policies

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

Assessment

Retrospective consent is sought for the demolition and rebuilding of the front boundary wall, and the erection of a new bin store.

The wall was in a poor state of repair and has been rebuilt like-for-like, to the same height and detailed design, and reusing the previous bricks where these were sound. The finished appearance of the rebuilt wall is considered to preserve the character and appearance of the conservation area.

A new timber bin store has been erected within the front garden. Its scale, materials and position are not considered to have detrimental impact on the character or appearance of the CA.

The proposal raises no adverse amenity or sustainability issues.

The relevant policies are considered to be met and as such, approval is recommended.

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