

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>02/02/2012</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		12/01/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Charles Rose				2011/5555/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
10 New End London NW3 1JA				Refer to decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Partial rebuilding of east boundary wall to existing flat (Class C3)							
<b>Recommendation(s):</b>		Grant listed building consent					
<b>Application Type:</b>		Listed Building Consent					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Press and Site Notice: No Response					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/a					

## Site Description

The application site is located on the south side of New End and form part of terrace row consisting of three Georgian houses dating from 1720. The buildings are grade II listed and considered to make a positive contribution to the Hampstead Conservation Area of which they form a part. The single-family property retains most of its original features including fully panelled rooms and is considered to be of significant architectural and historic interest.

## Relevant History

**2006/3109/P - 2006/3111/L:** Additions and alterations to dwellinghouse including removal of one dormer and replacement with 3 dormers on the front roof slope, construction of cast iron staircase on the rear elevation to provide access from ground floor level to garden, alterations to fenestration at rear lower ground and ground floor level, installation of balustrade, solar panel and solar pipe at roof level and internal alterations. **Planning permission and listed building consent granted 30/11/2006**

**2011/4032/P and 2011/4107/L** Replacement of first floor rear balcony and stairs with enlarged timber balcony and stairs to garden with enclosure beneath; works to rebuild parts of existing rear garden brick wall with trellis screen above; associated works of hard landscaping including addition of outdoor fireplace, hot tub and new paving to dwelling house (Class C3).

**Refused 17/10/2011**

## Relevant policies

### **LDF Core Strategy and Development Policies**

DP24 and DP25

CS14

## Assessment

The historic garden wall on the eastern boundary has been repaired during the 20<sup>th</sup> century with inappropriate "Fletton" type bricks. There remains however the substantial portion of the historic structure which now appears to be in a precarious state. In this regard there is rebuilding of the wall is in principal acceptable providing only the minimum is taken down and rebuilt to ensure the long term structural stability.

As such I recommend the application be approved subject to conditions including;

- All the historic bricks must be salvaged and reused within the rebuilt section of the wall.
- All new bricks should be a careful match to the historic bricks of the wall.
- A true lime mortar should be used. i.e. lime putty and sharp sand in an appropriate mix - Approximately a 1:3 mix is suggested. A cement mortar mix is not acceptable
- The mortar joint detail should be flush and brushed rubbed back slightly to expose the aggregate. A weather struck detail is not acceptable.
- The existing historic bond is replicated.

The proposal would preserve the wall and thus the significance of the listed structure and character and appearance of the Hampstead Conservation area of which it forms a part in compliance with policies DP24/25 and CS14.

### **Disclaimer**

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