

Delegated Report		Analysis sheet		Expiry Date:		03/06/2011	
		N/A / attached		Consultation Expiry Date:		19/05/2011	
Officer				Application Number(s)			
Victoria Pound				2011/1797/C			
Application Address				Drawing Numbers			
The Garden House 12 Lindfield Gardens London NW3 6PU				See decision letter.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Partial demolition of front garden wall.							
Recommendation(s):		Grant conservation area consent.					
Application Type:		Conservation Area Consent					
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:		<u>English Heritage</u> – no comment ; application should be determined in accordance with national and local policy guidance. <u>Press and site notices</u> displayed – no responses received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		<u>Redington Frognaal CAAC</u> – object . “We find it puzzling that the photos shows both a well stocked garden and existing wall in place, and also a demolished wall and stripped garden. The application does not request reinstatement of the wall yet the accompanying drawing shows the proposed new wall and detail.”					

Site Description

Unlisted building in the Redington Froggnal conservation area.

Relevant History

2010/6314/P – **planning permission granted** 14.02.11 for *Additions and alterations including enlargement of front (West) ground floor extension, addition of new single storey extension to East elevation and alterations to windows and doors throughout, to residential dwelling (Class C3).*

Relevant policies

LDF Core Strategy and Development Policies

CS14

DP25

Assessment

This application is partly retrospective.

Conservation area consent is proposed to dismantle the front boundary wall. Part of the wall was leaning into the adjacent footpath due to pressure from the garden soil behind, and was dismantled for safety reasons. A further two whole bays remain standing, however, these are in poor condition and as such it is proposed to dismantle these bays and the remaining few courses, in order that the whole wall can be rebuilt to a structural standard which will retain the garden behind. It is considered that the justification provided is acceptable and as such policies CS14 and DP25 are met.

It is intended that the wall will be rebuilt in facsimile using reclaimed bricks, and this is shown on the submitted drawings. However, the rebuilding of the wall constitutes permitted development as it will not exceed its former height, and as such a planning application is not required for these works.

Objection – it is not considered that the objection raises any relevant planning issues which should prevent conservation area consent from being granted.

Recommend approval.

DISCLAIMER

Decision route to be decided by nominated members.

For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>