

Delegated Report		Analysis sheet		Expiry Date:		31/12/2010	
		N/A		Consultation Expiry Date:		14/12/2010	
Officer				Application Number(s)			
Rob Willis				2010/5538/P 2010/5542/L			
Application Address				Drawing Numbers			
88 Frogna London NW3 6XB				See Draft Decision Notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Alterations and repairs to front boundary wall, including erection of strengthening piers on the inside face of the wall, in connection with the existing single-family dwellinghouse (Class C3).							
Recommendation(s):		Grant conditional permission and listed building consent					
Application Type:		2010/5538/P: Full Planning Permission 2010/5542/L: Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	15	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed 10/11/10 to 01/12/10. Advertised in the Ham & High. Adjoining owners/occupiers No reply to date.					
CAAC comments:		Hampstead CAAC No reply to date.					

Site Description

The application relates to a Grade II listed semi-detached cottage, which dates from early 19th Century. The site is located on the corner of Frognal and Church Row, and is in the Hampstead Conservation Area.

Relevant History

No relevant planning history.

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

Assessment

The applicant seeks planning permission and listed building consent for works of alteration and repair to the front boundary wall of the property. The main issue raised by the proposals relates to the impact of the works on the listed building and the character and appearance of the conservation area.

The proposals involve the repair and localised rebuilding of the boundary wall in three locations on the Frognal and Church Row elevations, where the wall is now bowing. A section of the existing wall along Frognal will be dismantled and re-built. The existing bricks will be set aside for re-use in the repair work, with matching reclaimed stocks used where necessary to make up any shortfall. The wall will be repaired and rebuilt in facsimile on the street side, with additional strengthening buttresses formed on the garden side. At the corner of Church Row and Frognal, stainless steel ties will be embedded into the structure within the mortar joint in order to strengthen the wall. Additional strengthening buttresses will be added to a section of the wall along Church Row.

As the proposed remedial works are to be undertaken in facsimile, and the existing bricks reused where they are still sound, the works will not have a significant or detrimental impact on the special interest of the wall nor character or appearance of the conservation area. The additional strengthening buttresses will not have a detrimental effect on the setting of the listed building. The proposed works therefore comply with local development framework policies CS14 and DP25, which seek to ensure the preservation and enhancement of Camden's listed buildings and conservation areas.

The proposal is considered to preserve the special interest of the building and the character and appearance of the conservation area.

Recommendation: Grant conditional permission and listed building consent.

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