

Delegated Report		Analysis sheet		Expiry Date:		25/08/2010	
		N/A / attached		Consultation Expiry Date:		04/08/2010	
Officer				Application Number(s)			
Tina Garratt				2010/3459/L			
Application Address				Drawing Numbers			
47 Eton Avenue London NW3 3EP				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Rebuilding of existing rear boundary wall between nos. 45 (listed building) and 47 Eton Avenue of use class 3 dwelling house.							
Recommendation(s):		Approve listed building consent					
Application Type:		Listed Building 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:		N/A					
CAAC/Local groups* comments: *Please Specify		The Belsize CAAC had no objections to the application proposals					

Site Description

Nos. 45 and 47 are formerly detached dwellings, now linked by a full height modern link extension, on the south side of Eton Avenue, within the Belsize Park Conservation Area. No.45 is a listed building dating from c.1890 which was designed by Harry Measures and building by William Willett and Son. Both dwellings are 3 storeys with basements and attics and are faced in red brick at ground floor level and second floor level and yellow stock brick at first floor level and are decorated with an abundance of red brick dressings. Substantial back gardens extend from the rear of both properties and are defined tall stock brick walls. Only one of the trees within the garden of No.47 has a TPO and this would not be affected by the proposals.

Relevant History

Numerous applications for works to trees at Nos.45 and 47.
No other relevant planning history.

Relevant policies

Replacement Unitary Development Plan 2006

Policy B1 – General Design Principles

Policy B6 – Listed Buildings

LDF Core Strategy and Development Policies

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

Assessment

The proposals seek to rebuild the curtilage listed garden wall between Nos.45 and 47 as a result of collapse due to tree roots. The wall is built of stock brick interspersed with red bricks, capped with red brick copings. The section of wall to be rebuilt has already been taken down for safety reasons. It is to be rebuilt using the reclaimed bricks and copings and any necessary additional bricks to match the existing and rebuilt to the same bond. These proposals are satisfactory and would ensure the appearance of the wall and the setting of the listed building are not harmed. It will be necessary for a lime based mortar to be used for construction with traditional flush finish (i.e. not weather-struck) which should be conditioned.

The trees within the rear gardens form an important contribution to the setting of the listed building and to the conservation area and it is important that they are protected wherever possible. Pile and beam foundations would be a preferred approach to the concrete bridge foundation and should be encouraged in light of the need to protect the trees.

The application proposals would match the original wall, which will preserve the setting of the listed building in accordance with Policy B6 of the UDP.

An informative should be added to the listed building consent stating that the applicant has a responsibility under the under the Planning (Listed Buildings and Conservation Areas) Act 1990 to protect trees within the conservation area and it is considered that, to ensure better protection for the tree roots, pile and beam foundations are used instead of a concrete bridge.

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