

Delegated Report		Analysis sheet		Expiry Date:		13/09/2007	
		N/A		Consultation Expiry Date:		29/08/2007	
Officer				Application Number(s)			
Tania Skelli-Yaoz				2007/3605/P			
Application Address				Drawing Numbers			
St Katharine's Garages Albany Street London NW1 4AB				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Part retention of, and part rebuilding of western boundary wall to the rear of St Katharine's Garages							
Recommendation(s):		Grant planning permission (part retrospective)					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	12	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		No replies received.					
CAAC comments:		<u>Regents Park CAAC</u> : 'so long as the variations in the profile of the top of the wall which reflects its historic characters are retained-no objection'.					
Site Description							
The subject site includes a total area of 1086sqm, previously used for garaging and situated to the north of St Katharine's Precinct with a road frontage to Albany Street.							
The demolition of the garages is now complete.							
The site lies within the Regent's Park Conservation Area.							
Relevant History							
March 2003: Planning permission and Conservation Area Consent refused for the demolition of existing garages and surrounding walls and the erection of two family dwellings (one two storey and basement, one three storey and basement), freestanding garage for four cars, new garden walls, landscaping and alterations to existing areas.							
The decisions were appealed and the appeals allowed on 19 th July 2004. (APP/X5210/A/03/1119928, APP/X5210/E/03/1119929, APP/X5210/A/03/1119931)							
Relevant policies							
SD1, SD6, B1, B3, B7							

Assessment

As a result of poor structural condition Wall 2 was demolished in June 2007 (with an email sent to the Council the following day explaining the reasons – copy attached)

Wall 3 is a relatively new wall but it is proposed to be removed due to the poor nature of the brickwork.

Both walls form part of the western wall and face no. 6 St. Katharine's' precinct, which is grade II* listed. The new wall includes a 'brick on end' capping detail to top of wall as mentioned by CAAC. It is not specified whether this is identical to the original. However, the proposal includes the rebuilding of both walls to the same line and profile as the new walls already approved for the site, i.e. as Wall 4.

Access to both properties is to remain unchanged.

The supporting information justifying the removal of Wall 2 and replacement of Wall 2 and 3 with identical brickwork to that already approved to the remainder of the same elevation (i.e. Wall 4) is considered suitable and acceptable at the subject location and is considered to improve the character and appearance of the Regent's Park conservation Area. It is therefore recommended to grant (Retrospective) planning permission for the rebuild of Wall 2 and planning permission to the demolition and rebuild of Wall 3.

An informative has been added with regards to drawing the applicant's attention to their on-going requirement to protect the adjoining trees as originally conditioned by the inspector on the three appeal decisions as mentioned above. (See copies enclosed). Since the appeals have been allowed in 2004 with a 5-year expiry period those conditions would still apply and therefore an informative was considered sufficient to enforce the protection of the trees.