

Delegated Report		Analysis sheet		Expiry Date:		28/08/2006	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Alex Hutson				2006/3031/P			
Application Address				Drawing Numbers			
Brabourne House 63 Frognal London NW3 6YA				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Submission of details of the boundary wall foundations and layout pursuant to condition 3 of the planning permission dated 15/09/2005 (ref: 2005/2748/P) for demolition of existing front boundary dwarf brick wall and steps, and erection of a new brick boundary wall with 2x pedestrian gates and double vehicular gates for the single-family dwellinghouse.							
Recommendation(s):		Approve Condition 3					
Application Type:		Approval of Details					
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
Summary of consultation responses:		No SP/PN					
CAAC/Local groups* comments: *Please Specify		NONE					

Site Description

The property is located on the west side of Frognal on the intersection with Church Row. It is a large detached property with single storey detached garage and front garden with a low brick wall and central steps up to the main front entrance. The building is not listed but it lies within the Hampstead CA and is noted in the CAS as making a positive contribution to the CA

Relevant History

2005/2748/P granted 15/09/2005- Demolition of existing front boundary dwarf brick wall and steps, and erection of a new brick boundary wall with 2x pedestrian gates and double vehicular gates for the single-family dwellinghouse.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

EN1 Environmental protection and improvement
EN13 Design of new development
EN25 Railings and garden walls
EN31 Character and appearance of conservation areas
EN35 Trees in CA
TR19 Road safety
SPG 1.4 Landscape
SPG 2.4 Walls, gardens and forecourt parking
Hampstead CAS

Assessment

The proposed drawing shows how the foundations of the new wall will be built to bridge the roots of the lime tree growing in the street. A trial pit has been dug which has identified lime roots entering the site. The drawings correlate with the positions of the lime roots entering the site. The bridge will have a clearance of 100mm over the roots to allow for future growth.

It is considered the proposed foundation design is adequate to protect the major roots of the lime tree.

It is recommended the details are approved and Condition 3 is discharged.

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