

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		05/12/2014	
		N/A / attached		<b>Consultation Expiry Date:</b>		11/12/14	
<b>Officer</b>				<b>Application Number(s)</b>			
Nick Baxter				2014/6423/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
4 Eton Villas London NW3 4SX				785MGFULSH3 (proposed), 785MGFULSH2 (existing)			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Demolish and rebuild front wall (to match existing) following damage from tree roots.							
<b>Recommendation(s):</b>		Grant listed building consent					
<b>Application Type:</b>		Listed Building Consent					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Ham&High 20/11/14-11/12/14, site notice 14/11/14-5/12/14 no responses					
<b>CAAC/Local groups* comments:</b> *Please Specify		Eton CAAC submitted "no comment".					

**Site Description**

Boundary wall outside stucco semi-detached house of 1849, one of six, G2L position to Eton CA.

**Relevant History**

NA

**Relevant policies****LDF Core Strategy and Development Policies**

DP24 (Securing High-Quality Design)

DP25 (Conserving Camden's Heritage)

CS14 (Promoting High-Quality Places and Conserving our Heritage)

NPPF

**Assessment**

Part of the boundary wall is leaning owing to a very large tree pushing it from below. The applicant accepts that the tree cannot be altered and is likely to pose an ongoing threat to the wall even after repair. The existing bricks and other components will be reused, and where necessary, replaced with reclaimed materials. The repair is necessary, minimal and like for like and, as such, will not harm the SI of the LB or the C&A of the CA.