

Application for Listed Building Consent within a Conservation Area for essential structural repair to include demolition and reinstatement of existing boundary wall to street curtilage with associated foundations.

Introduction

The accompanying application is for Listed Building Consent to allow essential repairs to be made to an existing boundary wall bordering the street curtilage of a large residential property, located in Frogna Lane, London NW3.

The entire building is Grade II Listed and falls inside the local Conservation Area within the London Borough of Camden. The property sits well within its plot, being set back from the main Frogna Lane frontage and forming part of an established residential locality. The neighbourhood was primarily developed during the 17th and 18th centuries, but is interspersed with a number of between, post war and more modern, residential infill developments.

There are records of the site as having been built on since 1760, when buildings here comprised a coach house and stables associated with a separate manor house. Subsequent demolitions and rebuilding eventually resulted in the current property, which, since 1995, has been divided from front to back on a north south axis. To the left hand side from the street, (the west) is Garden House: a freehold residential property in single ownership, with its own entrance. To the eastern side to the right, Old Frogna Court adjoins, with a separate entrance and is currently arranged as four self-contained flats over three storeys, plus a basement level.

To the front is a generous area of tarmac finished driveway with associated parking bays for 5 cars. An oval island, planted out with evergreen trees and shrubs, which serve to shield the dwellings from the road, centres the space. To the street boundary with Frogna Lane, a central vehicular opening is located centrally; flanked to either side by brick pillars with high brick walls to either side. To the far right, as viewed from the street, is a wrought iron pedestrian gate, accessible via two stone steps.

Immediately behind the wall, to the right side, where the ground has been banked up to a depth of some 900mm, are planted shrubs and most particularly, three separate clumps of Chinese Privet (*Ligustrum lucidum*).

It is the combined effect, we suggest, of the banked earth and the increasing size of the Chinese Privets, including the spread of the root system, that have contributed to the cracking in the wall, rendering it potentially unsafe and at risk of outward collapse onto the adjacent pavement.

The careful and controlled demolition of this wall and its reinstatement over designed and appropriate foundations, are therefore the subject of this application.

The attached photographs and drawings serve to illustrate the above and to explain both the current situation and the proposals for rebuilding the wall, which will be done under the supervision of a Structural Engineer.

Local Authority advice received relevant to this application:

14/01/2015 Telephone conversation with Duty Planner at LB Camden

When asked if a tree officer would visit the site to inspect the Chinese Privets, it was suggested that the application should be lodged accompanied by a comment as to what was proposed to be done with these trees, according to various scenarios that might unfold on site. The relevant proposals are listed later in this document.

It was stated that a report from an arboriculturalist was not required at this stage and once the application is registered, a tree officer would visit site to make an assessment of the situation.

06/02/2015 Telephone conversation with Duty Planner at LB Camden

Conversation with Cathryn Moran, when it was suggested that rebuilding of wall on a 'like for like' basis would require Listed Building consent but not Planning permission.

Action to be taken with regard to trees

The approximate diameters of each of the trunks in each of the three clumps of Chinese Privet are noted on the attached drawing number JD58/ 07.

The attached drawings and photographs clearly demonstrate the proximity of the serious cracking in the wall to the clumps of Chinese Privet trunks.

Although it would be preferable to retain the trees and merely to trim them back, it is most likely that the trees will have to be removed in order to a) undertake the essential works and b) to prevent a repetition of the same type of failure, once the wall is rebuilt. The earth behind the wall will have to be reduced in level in order to dig down to create foundations for the new wall. Once these foundations have been created, the level of earth behind the wall should be kept closer to pavement level and not banked up as it is now, in order to avoid surcharging the wall. The combined effect of these measures is most likely to result in the loss of these decorative, non indigenous, trees.

Access arrangements

There will be no change in the access arrangements to the property as a result of the proposed works.

There will need to be a services search undertaken as part of the construction programme and the adjacent pavement, along Frogna Lane, may need to be temporarily restricted.