

JD58: Old Frogmal Court, 23 Frogmal Lane, Hampstead, London NW3 7DB

Application for Planning Permission and Listed Building Consent within a Conservation Area for essential structural repair to include demolition and reinstatement of existing boundary wall to street curtilage

The accompanying application is for Planning Permission and 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 Frogmal Lane, London NW3.

The entire building is Grade II Listed and falls within the local Conservation Area within the London Borough of Camden. The property sits well within its plot, being set back from the main Frogmal 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 Frogmal Court adjoins, with a separate entrance and 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 Frogmal 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.

The precise dates for construction of the wall are not known, but it is certain that originally, a lower wall was in place with metal railings. It would have, we suggest, been

during the Second World War, when copious quantities of Georgian railings were ripped out and recycled for the war effort. It seems that most turned out to be largely useless for munitions manufacture and ended up as scrap.

My father remembers that his former wife (now deceased, 1935 to 2012), recalled walking past the house as a school girl, and seeing railings along the boundary wall. As noted on the submitted drawings, the lower courses of bricks within the existing wall are doubtless of an earlier date and are softer than the more recent bricks used to build the wall up to its current height. This latter work was done some time after the end of WW2, but the precise dates are not known.

Immediately behind the wall, to the right side, where the ground has been banked up, 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, that have contributed to the cracking in the wall, rendering it potentially unsafe and at risk of outward collapse onto the adjacent pavement. The attached drawings and photographs clearly demonstrate the proximity of the serious cracking in the wall to the clumps of Chinese Privet stems.

The careful and controlled demolition of this wall and its reinstatement are therefore the subject of this application.

Jenny Clayton for *JeneRic Design*

20th March 2015

Jenny Clayton for *JeneRic Design*

19th February 2014