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20th July 2015

London Borough of Camden
Planning Solutions Team
Camden Town Hall
Judd Street
London
WC1H 9JE

Dear Sir / Madam

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
1 SQUIRES MOUNT, LONDON, NW3 1EG**

I am instructed by Mr and Mrs Corob to submit to you the enclosed planning application for:

"Part demolition and replacement and part repair of a 30 metre section of the perimeter wall to Squires Mount"

Accordingly, please find enclosed copies of the following documents:

1. Plans as follows:
 - Site Location Plan
 - STR-SA-20- 01 Rev A01 Proposed Retaining Wall
 - CIV-SA-95-001-A01 Traffic Management Plan (for information purposes only)
2. Photographs indicating the existing wall.
3. Specification for the new wall prepared by Waterman Engineers.
4. Cheque for the sum of £195 made payable to the London Borough of Camden.

The subject property is located within the Hampstead Conservation Area and planning consent is therefore sought for demolition of part of the wall as it exceeds 1m in height and is located adjacent to a public highway.

The Property

Squires Mount, along with the adjoining property, Chestnut Lodge, is Grade II* listed. It is an early 18th century residential property with associated gardens. The perimeter wall is not attached to the

main building and is not listed in its own right, although a section on Cannon Lane is listed and walls within the grounds of the property are also listed.

The listing description for Squires Mount is as follows:

“Terrace of formerly 4 houses, now 2 residences. C1714, altered; Chestnut Lodge with c1900 Neo Georgian additions by Horace Field. Brown brick with red brick dressings and floor bands; plain pilaster strips between easternmost houses. Tiled and slated roofs with dormers. EXTERIOR: 3 storeys, attics and basements. 11 window range (formerly 2:3:4:2) to main(south) front. 2nd house from east end (Squires Mount) with original doorway having wooden architraved doorcase with vermiculated block dressings and keystone, pulvinated frieze and dentil cornice. Other entrances with late C19 Neo Georgian doorways. Doorway of Chestnut Lodge in 2 storey extension at west end of range. Gauged red brick flat arches to slightly recessed sashes with exposed boxing. Eastern end of Squires Mount with later c1900 ground floor loggia having pilasters flanking French windows and balustraded parapet; return with canted bay windows flanking a French door at ground floor and similar window to 1st floor left. Parapets. INTERIOR: not inspected but noted to retain some panelling. SUBSIDIARY FEATURES: original lead rainwater heads and pipes on south front. HISTORICAL NOTE: home of Edwin Field, law reformer, during late C19; at one time Mrs Holts School for Young Ladies.”

The garden walls and gates to Squires Mount are Grade II listed and are described as follows:

“Garden walls and gateways. C1714. Brown brick garden walls with brick on edge coping swept up at entrance gates. 2 former entrance gateways in south garden wall with brick piers having stone dressings and stone caps. Some sections of garden wall replaced by later C19 parapet.”

The above description relates to walls within the grounds of Squires Mount and not to the perimeter boundary wall the subject of this planning application.

The Proposed Development

It is proposed to replace a section of the perimeter wall extending to some 16 m fronting East Heath Road. The wall leans outwards into the road and is considered to be structurally unsafe. The wall acts as a retaining wall to the rear garden behind which rises above the level of the road to the main property.

Following a full survey of the wall, a scheme has been prepared by Waterman Engineers and is submitted in support of the planning application. The detailed specification is set out by Waterman and will fully comply with the relevant British Standard, as indicated. A gravel / pea shingle drain is proposed behind the base of the wall with weep holes to allow drainage through the masonry lining wall.

Construction will include a reinforced concrete retaining support behind the main wall (on the garden side), to stabilise the new wall and prevent leaning in the future. The design requires 125

kg/cu m of reinforcement in the concrete. The new wall will extend to 2.6m in height and will match exactly the height of the existing wall.

The remainder of the wall on East Heath Road, to the south of the section to be replaced, will be repaired, with badly damaged bricks being replaced and repointing with new mortar where necessary.

The external appearance of the wall will not be materially altered. The external face of the wall will be constructed using identical bricks to those in the existing wall and laid to the same pattern and bond. A movement joint will be provided at each end of the wall. Where possible existing bricks will be cleaned and re-used. New bricks will match as close as possible the existing bricks and the applicants would accept a planning condition requiring new bricks to be approved by the Local Planning Authority.

The construction of the replacement wall and repair of the remainder of the wall facing East Heath Road, will require the temporary closure of the northbound lane of this road. LBC Highways have advised that a road closure can take place between the hours of 10am and 3pm in order to avoid delays on the highway network. An indicative traffic management plan is submitted for information purposes (Plan CIV-SA-95-001-A01).

Heritage Considerations

Section 12 of the NPPF requires justification for proposals which affect heritage assets. Whilst this part of the wall is not listed, its association with the grade II* listed house means that any alterations to the wall should be carefully considered in the context of the setting of the listed building.

The NPPF promotes the conservation and enhancement of the historic environment and the protection of heritage assets. It acknowledges that some heritage assets are at risk through neglect and decay. The perimeter wall performs an important function in terms of protecting the outer boundary of the listed property and it is therefore essential that it is maintained in a structurally safe manner. The wall has decayed in part due to weathering and the leaning outwards is due to the lack of an appropriate retaining structure to support it.

It is appropriate to consider the significance of the perimeter wall to the listed house and its setting in order to assess its impact. It is considered that the perimeter wall performs a practical function as an outer security boundary to the listed house, and does not contribute in a meaningful way to the house or its setting. The gardens surrounding the property, which include a listed wall, are located at a higher level than the outer perimeter wall, which is largely hidden from the house by the change in levels and intervening landscaping in the form of a dense tree screen.

The perimeter wall does not make a significant contribution to the setting of the listed house. But its poor state of repair and potential collapse, albeit not imminent, would expose the heritage asset and undermine its setting. It is considered that the proposed development would have a positive impact on the conservation of the heritage asset in accordance with paragraph 132 of the NPPF.

Furthermore, the application proposes a like for like replacement of the wall. The height of the wall will remain the same as the existing and materials will also be the same, either through the reuse of existing bricks, or through the utilisation of bricks which closely match the existing bricks.

Accordingly, it is not considered that the proposed development will harm the heritage asset or its setting. It will not result in 'substantial harm' or even 'less than substantial harm' (paragraphs 133/4 of the NPPF) and is therefore considered acceptable in heritage terms.

The importance of the listed house is fully acknowledged. However, it is clear that the proposed works will have no impact on the heritage asset or its setting, given the location of the wall and having regard to the fact that the replacement and repair will result in a wall which is exactly the same in terms of height and external appearance. In summary, the proposed works are justified on safety grounds and would ensure that the setting of the listed building is not undermined.

Policy Considerations

Having regard to the above, it is considered that the proposed development complies with relevant policies contained within the Core Strategy and Camden's Development Policies DPD, as follows:

- CS14 Promoting high quality places and conserving our heritage
- DP22 Promoting sustainable design and construction
- DP24 Securing high quality design
- DP25 Conserving Camden's heritage

The proposed development will preserve and enhance the character and appearance of the Hampstead Conservation Area and have a positive impact on the setting of the listed building through ensuring the structural stability and future of the perimeter wall.

I trust the enclosed information provides you with sufficient information to consider the proposed development, but should you require clarification on any matter, please do not hesitate to contact me.

Yours faithfully

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