

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/4578/P	Hampstead CAAC	c/o Flat 6 4 Ferncroft Avenue NW3 7PH	01/10/2017 23:34:54	OBJ	<p>The north side of DH contrasts with the south side in having a number of outbuildings and perhaps independent buildings at the rear which must be an unwelcome, as apparently uncontrolled, situation. There is a risk, if not an actual current situation or perception, of a middle terrace line being created by the proliferation of such. Whether or not the existing buildings on that line have consent, gaps would be welcome; we would hope that the aggregation of existing buildings would strongly suggest refusal of such as the current application to limit further 'terracing' effect. Permissible new outbuildings are limited in Camden policy although that limit seems unduly large in volume, seemingly unrelated to plot size and garden take-up etc. In this case, the limit should be observed and plan profile adjusted if possible to allow for retention of the existing steps. The Listing may not be affected by the proposal, but general CA character should be respected and reinforced. New outbuildings proposed tend to be bland and obtrusive additions to garden landscaping. The existing retaining wall is a strong typical character element which should not be obliterated by plain concrete cover proposed. There are clearly problems from neighbour's tree root action particularly at the top of the wall apparently destroying the integrity of the arch. The existing wall should be as well repaired as is possible prior to any frontal filling. Such new walling, apart from being founded and constructed to obviate risk of fall or overturning due to pressures exerted, should be faced with suitable brickwork which could be reinforced and of depth to obviate use of concrete. It may be satisfactory simply to replace the existing common bricks pier with one of reinforced engineering bricks with suitable foundation.</p> <p>Ideally, all the above should still enable retention of the existing steps.</p>
