

Materials Condition No. 4 of Consent for Planning Application No. 2023/4651/P dated 23 October 2024 5 - 7 Adamson Road London NW3 3HX

1 Conditions 4

4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Plan, elevation and section drawings, including sections at 1:10 (including jambs, head and cill), of all new window and door openings;

b) Plan, elevation and section drawings of the front boundary wall, piers and gates;

c) Manufacturer's specification details of all facing materials, including roof tiles and balustrades (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

2 Materials

4 a) New window and door openings.

Sash windows. Technical specification see drawing: Tradition box sash windows

Please see below for the photo of a sash window.



Patio Doors. Technical specification see drawing: French doors

Front doors to lower ground flats. Technical specification see drawing: Front doors.

Windows on side walls of the lower ground flats. Technical specification see drawing: Traditional tilt and turn timber windows.

Reveals - details in drawings 4A and 4A.1

4 b) Front boundary – see drawing 2023 4651 4b Frontage

The front boundary will be built in a consistent style with the neighbouring properties.

New wall - 600mm high, 230mm wide, finished in render painted white

Black metal railings above 500mm tall, plain vertical bars at 100mm spacing

2 New pillars Height to match the walls at the bottom of the entrance steps

1100 to 1300mm high, 460 x 460mm wide, finished in render painted white

Capping stones 70mm high, 500 x 500mm wide, finished in render painted white

2 gates 914mm high, 762mm wide steel railing style, painted black.

Black metal posts fixed to the pillars

Specification

FRAME	25mm x 10mm
INFILL BARS	12mm Diameter
OPENING DIRECTION	Can be hinged on the left or right and opens in both directions
PADLOCKABLE	Yes
HINGES & LATCH	Adjustable hinges, rocker latch and latch keep included
WIDTH TOLERANCE	+30mm / -5mm
FINISH	Electro Galvanised + Black Powder Coated



Sample picture

4c Facing materials

New materials

Roof - Matching natural slate tiles, 600 x 300mm dark grey



Rear extension Walls facing the boundaries – rendered white

Walls facing the patios – London stock brick

Walls of the planting beds to the rear of the patios – London stock brick

Patio and roof terrace and garden steps - light grey limestone slabs

2nd floor rear bay - rendered white

Refurbishment of other parts of the property, the same materials will be used as the existing materials for:

Brickwork – london stock brick

Render – cement painted white

Doors and windows – wood painted white

Balustrades

Front – existing metal will be retained and re-painted black.

Rear elevation balustrades to match existing balustrades in metal painted black.

All in metal painted black.

All 1000mm height.

The curved rear bay window has been extended upwards one floor so the corresponding balustrades will also be moved up one floor.

Photo showing the existing balustrades.



Approved rear elevation



Existing Upper ground floor moved up to 1st floor – curved railing with plain balustrade and shaped spindles down to floor level.

Existing 1st floor moved up to 2nd floor – curved railing with plain balustrade and plain spindles sitting on top of a parapet.

3rd floor – new Juliet balconies with plain balustrade and plain spindles.

Upper ground floor – on 3 sides new plain balustrade and plain spindles.
(see detail in Condition 5 Terrace screening)