

|   |                            |                                       |                                     |                                  |           |                   |           |
|---|----------------------------|---------------------------------------|-------------------------------------|----------------------------------|-----------|-------------------|-----------|
| <b>Delegated Report</b>   |                            | <b>Analysis sheet</b>                 |                                     | <b>Expiry Date:</b>              |           | <b>01/01/2014</b> |           |
|   |                            | N/A / attached                        |                                     | <b>Consultation Expiry Date:</b> |           | N/A               |           |
| <b>Officer</b>  |                            |                                       |                                     | <b>Application Number(s)</b>     |           |                   |           |
| Hilary Cuddy  |                            |                                       |                                     | 2013/7136/P                      |           |                   |           |
| <b>Application Address</b>  |                            |                                       |                                     | <b>Drawing Numbers</b>           |           |                   |           |
| 9 Modbury Gardens<br>London<br>NW5 3QE  |                            |                                       |                                     | Refer to decision notice         |           |                   |           |
| <b>PO 3/4</b>   | <b>Area Team Signature</b> | <b>C&amp;UD</b>                       | <b>Authorised Officer Signature</b> |                                  |           |                   |           |
|   |                            |                                       |                                     |                                  |           |                   |           |
| <b>Proposal(s)</b>  |                            |                                       |                                     |                                  |           |                   |           |
| Submission of details required by condition 2 (facing materials to the rear elevation) of planning permission granted 11/11/2002 (ref PEX0200312), for the demolition of the existing two-storey extension and erection of a two storey, full width rear extension and installation of rooflights to valley roof. |                            |                                       |                                     |                                  |           |                   |           |
| <b>Recommendation(s):</b>   |                            | <b>Approve Details</b>                |                                     |                                  |           |                   |           |
| <b>Application Type:</b>  |                            | <b>Approval of Reserved Matters</b>   |                                     |                                  |           |                   |           |
| <b>Conditions or Reasons for Refusal:</b>   |                            | <b>Refer to Draft Decision Notice</b> |                                     |                                  |           |                   |           |
| <b>Informatives:</b>  |                            |                                       |                                     |                                  |           |                   |           |
| <b>Consultations</b>  |                            |                                       |                                     |                                  |           |                   |           |
| <b>Adjoining Occupiers:</b>   |                            | No. notified                          | <b>00</b>                           | No. of responses                 | <b>00</b> | No. of objections | <b>00</b> |
|   |                            |                                       |                                     | No. electronic                   | <b>00</b> |                   |           |
| <b>Summary of consultation responses:</b>   |                            | N/A                                   |                                     |                                  |           |                   |           |
| <b>CAAC/Local groups* comments:</b><br>*Please Specify  |                            | N/A                                   |                                     |                                  |           |                   |           |

### **Site Description**

The site is occupied by a three storey mid terrace property sited to the south side of Modbury Gardens. The site is not listed nor is it within any conservation area.

### **Relevant History**

PEX0200312: Granted Planning Permission with conditions for the Demolition of the existing two-storey extension and erection of a two storey, full width rear extension and installation of rooflights to valley roof. As shown on drawing numbers: EX.01, EX.02, EX.03, P.01.C, P.02.C, and P.03.C

### **Relevant policies**

#### **LDF Core Strategy and Development Policies**

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 – Securing high quality design

DP26 – Managing the impact of development on occupiers and neighbours

#### **Camden Planning Guidance 2011**

CPG1 (Design)

CPG6 (Amenity)

#### **NPPF 2012**

## Assessment

Additional Condition 2 of the original permission reference PEX0200312 states:

The facing materials to be used on the rear elevation of the extension shall not be otherwise than shall be submitted to and approved by the Council before any work on the site is commenced.

Reason for addition condition:

To ensure that the Council may be satisfied with the external appearance of the building in accordance with the requirements of policies EN1 and EN16 of the London Borough of Camden Unitary Development Plan 2000.

The applicant has submitted drawing reference 241/2 which confirms that the rear elevation will be constructed in reclaimed London stock brickwork.

### Assessment

The applicant has provided full details of the facing materials of the rear extension which are complement the materials in the application property and surrounding area. The proposed materials are considered acceptable and therefore this condition can be discharged.

**Recommendation: Approve details.**