

Delegated Report		Analysis sheet		Expiry Date:		01/01/2014	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Hilary Cuddy				2013/7136/P			
Application Address				Drawing Numbers			
9 Modbury Gardens London NW5 3QE				Refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
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.							
Recommendation(s):		Approve Details					
Application Type:		Approval of Reserved Matters					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		N/A					
CAAC/Local groups* comments: *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.