

Delegated Report		Analysis sheet		Expiry Date:		28/10/2013	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Tania Skelli-Yaoz				2013/5520/P			
Application Address				Drawing Numbers			
98b Sumatra Road London NW6 1PP							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details of engineer's appointment (condition 3), bird bricks (condition 7), facing materials (condition 8) and front area (condition 9) relating to planning permission granted 26/6/13 (ref: 2012/3107/P) for the erection of 2-storey plus basement single-family dwellinghouse (following demolition of an existing garage) (Class C3)							
Recommendation(s):		Approve					
Application Type:		Approval of Details					
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: <small>*Please Specify</small>		N/A					
Site Description							
A former garage. Currently undergoing re-development as per above pp. The site lies outside a CA.							
Relevant History							
2012/3107/P planning permission granted on 26/6/13 for the erection of 2-storey plus basement single-family dwellinghouse (following demolition of an existing garage) (Class C3).							

Relevant policies

LDF Core Strategy and Development Policies

CS6 Providing quality homes

CS14 Promoting high quality places and conserving our heritage

CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

DP21 Development connecting to the highway network

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP27 Basements and Lightwells

DP31 Provision of, and improvements to, open space, sport and recreation

Assessment

condition 3:

The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

An email dated 26 September 2013 14:09 from Peter Krige [mailto:peterkrige@pgcspartnership.com] confirmed that

Peter Krige

BEng CEng MIStructE

Technical Director of PGCS Partnership;

has been appointed to oversee the engineering works as prescribed by Camden's condition. The engineer holds the appropriate qualification and therefore it is considered acceptable to discharge this condition.

CONDITION 7:

Prior to commencement a plan showing details of 3 bird bricks shall be submitted to and approved in writing by the local planning authority. The bird bricks shall be installed in accordance with the approved details and thereafter retained and maintained in accordance with the approved scheme.

Reason: To ensure that the development enhances the biodiversity of the site in accordance with policies CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP31 of the London Borough of Camden Local Development Framework Development Policies.

Drawing no. RS/3155/12/10/D has been submitted and annotates 3x bird bricks on the rear elevation of the approved house. This has been assessed by the Nature Conservation officer and considered acceptable. This condition and therefore recommended to be discharged.

CONDITION 8:

Manufacturer's specification details of all facing materials shall be submitted to and approved in writing by the local planning authority and sample panels provided on site before work commences in respect of this permission.

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.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy

The building is to be constructed of the following materials:

- Red brick: Staplefield Stock;
- Glazed frosted bricks;
- Timber cladding: western red cedar with natural protection;
- window frame and framing panels: slim metal frame [Anthracite grey powder coated aluminium window frame – RAL 7016];
- Additional materials include black painted timber doors:
- Other balustrading and is to use cedar and faming as detailed above.

A sample panel was erected on site to include brick with pointing, cedar timber, window frames with colour sample and paving stone (discussed below).

The above materials are considered suitable and acceptable for this site in the context of its surroundings. The pointing shown on site was not entirely satisfactory as it seems slightly too recessed. It is recommended to add an informative to advise that the pointing should be 'bucket handle' pointing. Accordingly, it is recommended to discharge this condition.

CONDITION 9:

Before the development commences, design details of the front area within the boundary of the property shall be submitted to and approved in writing by the Council. These shall include details of the refuse store (doors should not open onto public highway), timber balustrade, surface and boundary treatment.

Reason: To ensure that the development provides an adequate standard of accommodation and does not obstruct the public highway in accordance with policies CS6 (Providing quality homes) DP21 (Development connecting to the highway network) and DP26 (Managing the impact of development on occupiers and neighbours) of Camden's Local Development Framework.

- The front paving is golden sand sawn sandstone by 'Marshall'; this was inspected on site. This stone is of natural sources and is considered acceptable.
 - Other materials for the front area include balustrading as mentioned above which is proposed of the same cedar cladding with black painted frames.
 - The bin storage will not open onto the highway as shown on drawing no. RS/3155/13/02/E.
- the proposed materials for the front area are considered acceptable and therefore this condition is recommended to be discharged.

The outstanding condition for this site is no. 4 (green roof).