

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		29/10/2013	
		N/A / attached		<b>Consultation Expiry Date:</b>		-	
<b>Officer</b>				<b>Application Number(s)</b>			
Charles Thuaire				2013/5571/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
30a Highgate Road London NW5 1NS				See ddn			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Details of layout, sections, elevations and facing materials to be used on the building in relation to condition 2 of planning permission dated 03/02/2012 (ref. 2011/5391/P) for redevelopment of the site and erection of 2 buildings providing 9 self-contained residential units and business floorspace.							
<b>Recommendation(s):</b>		Approve details					
<b>Application Type:</b>		Approval of Details					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
<b>Summary of consultation responses:</b>	-						
<b>CAAC/Local groups* comments:</b> *Please Specify	-						

### **Site Description**

Large backland commercial site with workshops arranged around an internal mews culdesac. Permission granted recently for redevelopment for residential mews complex.

### **Relevant History**

3.2.12- planning permission (ref. 2011/5391/P) for redevelopment of the site and erection of 2 buildings providing 9 self-contained residential units and business floorspace.

28.8.12- Variation of Condition 21 (development built in accordance with approved plans) of planning permission ref 2011/5391/P dated 03/02/2012 for: redevelopment of site and erection of 2 buildings (2 and 3 storeys high) providing 9 self-contained residential units (4 x 2 bed flats, 3 x 3 bed flats and 2 x 3 bed houses) and 593 sqm of business floorspace, to allow changes to the interior layout of flats and houses, changes to courtyard elevation, roof profile and roof terraces of western residential block, and changes to boundary elevation of eastern commercial block with removal of lightwell and new roof terraces and fenestration.

### **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

## Assessment

Condition 2 says-

*The details of the layout, sections, elevations and facing materials to be used on the building shall not be otherwise than as those submitted to and approved by the Council before any work is commenced on the relevant part of the development. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.*

All details submitted reflect those shown on the approved drawings from the latest 2012 permission and also updated to show the details such as landscaping/materials approved later under various discharges of conditions. Acceptable.