

Delegated Report		Analysis sheet		Expiry Date:		23/01/2013	
		N/A / attached		Consultation Expiry Date:		10 th Jan 2013	
Officer				Application Number(s)			
Charles Rose				2012/6441/L			
Application Address				Drawing Numbers			
37 Greville Road London NW6 5JB				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
			Listed building consent				
Proposal(s)							
Details pursuant to condition 2 (samples of external materials) of planning permission dated 28/03/11 (Ref 2010/5948/L) for excavation of a basement and associated front lightwell, erection of single storey side extension and two storey rear extension following demolition of existing rear and side extensions, installation of new windows and rooflight, replacement of gate and associated internal alterations to residential dwelling (Class C3).							
Recommendation(s):		Approve details					
Application Type:		Approval of Details (Listed Building)					
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:		Site and Press Notice: No Response Site notice displayed between 12 th Dec 2012 and 2 nd January 2013 Press notice advertised between 20 th Dec 2012 and 10 th January 2012					
CAAC/Local groups* comments: *Please Specify		N/a					

Site Description

The application site is located on the north side of Greville Road. Regency Lodge is a detached two-storey stucco villa set back from the road within a deep front garden and concealed from view behind a high brick wall. The single family dwelling dates from mid-19th Century is grade II listed and is considered to make a positive contribution to the St Johns Wood Conservation Area of which it forms a part.

Relevant History

28/03/2011 Excavation of a basement and associated front lightwell, erection of single storey side extension and two storey rear extension following demolition of existing rear and side extensions, installation of new windows and rooflight, replacement of gate and associated internal alterations to residential dwelling (Class C3). 2010/5948/L

Relevant policies

LDF Core Strategy and Development Policies

CS14
DP24
DP25

Assessment

Details pursuant to condition 2 (samples of external materials) of planning permission dated 28/03/11 (Ref 2010/5948/L) for excavation of a basement and associated front lightwell, erection of single storey side extension and two storey rear extension following demolition of existing rear and side extensions, installation of new windows and rooflight, replacement of gate and associated internal alterations to residential dwelling (Class C3).

Condition 2 reads

“No development shall take place until samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. The samples must include facing brickwork demonstrating the proposed colour, texture, face-bond and pointing.”

The extension would be constructed in brickwork. A sample of brickwork has been inspected on site. The sample includes:

Darkened/multi second hand London stock facing brick (from London reclaimed brick merchants Coombe Works NW10 OEB.); laid to Flemish bond using stretchers and snap headers ,with Queen closers and headers used at quoins-stopped ends and jambs. The brickwork will be set in Lime mortar, flush jointed. The thickness of the joints is to match existing.

The details are considered satisfactory to meet the requirements of the condition. I recommend the condition be discharged.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444