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| Delegated Report | | Analysis sheet | | Expiry Date: | | 30/11/2012 | |
| | | N/A / attached | | Consultation Expiry Date: | | 10/11/2012 | |
| Officer | | | | Application Number(s) | | | |
| Antonia Powell | | | | 2012/4612/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| Trinity Walk Land to the rear of 106 Finchley Road London NW3 5JN | | | | Refer to decision notice | | | |
| PO 3/4 | | Area Team Signature | | C&UD | | Authorised Officer Signature | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Details pursuant to condition 2 (sample brickwork panel and glazing details) of planning permission dated 13/07/10 (ref. 2009/4045/P) for the erection of a new 2 storey, plus basement single dwelling house to the rear of No.106 Finchley Rd. | | | | | | | |
| Recommendation(s): | | To Approve Details | | | | | |
| 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: *Please Specify | | N/A | | | | | |

Site Description

The application site is land at the rear of 106 Finchley Road and faces onto Trinity Walk in Finchley Road town-centre. Trinity Walk is a steep pedestrian passage which runs up uphill from Finchley Road to Maresfield Gardens. The application site was originally a back garden of 106 Finchley Road.

Although the site is not in a conservation area the east side of it is bounded to the immediate east and south by Fitzjohns/Netherhall Conservation Area.

Relevant History

2009/2941/P – An application was submitted for a three storey and basement property on the site but this was withdrawn by the applicant as it was likely to be refused. Specific concerns were raised regarding the height, bulk and massing of the proposed development.

2009/4045/P granted subject to a Section 106 Legal Agreement 13/07/2010, for the erection of a new 2 storey, plus basement single dwelling house to the rear of 106 Finchley Rd.

2010/3123/P granted 01/09/2012 for: Alterations to fenestrations, additional half storey at rear and lowering basement level to add one additional storey and second floor balcony at rear as revisions to planning permission granted on 13/07/2010 (ref: 2009/4045/P) for erection of a new 2 storey, plus basement single dwelling house to the rear of 106 Finchley Rd (Class C3).

Relevant policies

LDF Core Strategy and Development Policies

London Borough of Camden Local Development Framework Core Strategy, Policy CS14 (Promoting high quality places and conserving our heritage)

London Borough of Camden Local Development Framework Development Policies, DP24 (Securing high quality design) and Policy DP25 (Conserving Camden's heritage).

Assessment

Condition 2 of planning permission dated 13/07/10 (ref. 2009/4045/P) states the following:

No development shall take place until sections drawings at scale 1:1 or samples (as appropriate) of the framing and joints for all external glazed windows and doors shall be submitted to and 1 metre by 1 metre sample panel of the approved brickwork and pointing shall be constructed on site and be approved in writing by the council.

- A sample panel of Atlas Smooth Blue brick and proposed pointing has been provided on site and a separate brick sample has been submitted, as required under condition 2.
- Details of the glazing system, including window details, structural glass rooflight and screens, and glass balustrade have also been submitted.

The samples and detailed drawings are considered satisfactory to discharge the requirements of the condition and it is therefore recommended that this application is approved.

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