

Delegated Report		Analysis sheet		Expiry Date:		15/08/2012	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Neil Zaayman				2012/3246/P			
Application Address				Drawing Numbers			
1-8, 61-76 & 77-93 Kilburn Gate Estate Kilburn Priory London NW6 5UX				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details pursuant to condition 2 (samples of external brick-effect render and the colour scheme of all other render) of planning permission dated 11/06/12 (Ref: 2012/2128/P) for the replacement of existing windows; installation of a safety rail to the roof perimeter and installation of an external insulated render system to each of the three residential blocks (Class C3).							
Recommendation(s):		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:		<p>Given that the application is to remove/discharge outstanding conditions, no external consultation was undertaken.</p> <p>Internally, the Council's conservation officer / design advisor was consulted. Following a revised material samples, no concerns were raised.</p>					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The site relates to 3 buildings on Kilburn Gate Estate, namely No. 1 – 8 in the south-east corner of the estate directly north of Kilburn Priory and west of the Islamic Community Centre. The second building, No. 61 – 76 is on the south-west corner, north of Kilburn Priory and on its junction with Greville Road to the west. The third building is No. 77 – 93 located in the north-west corner, directly east of Greville Road and south of residential dwellings at Nos. 12 - 22 Greville Road.

No. 1 – 8 is a smaller rectangular 3-storey brown brick building with white framed windows and a flat roof. Nos. 61 to 76 and 77 to 93 are two identical buildings however No. 61 – 76 has its front elevation facing Kilburn Priory whilst No. 77 – 93 faces inwards towards the estate (east). Both buildings are long rectangular shaped brown brick buildings with white framed windows. Each of these buildings is 5-storeys in height.

The original buildings date from circa 1930 and provide accommodation to both tenants and lease-holders.

The building is surrounded by similar development to the east and south. The site is not located in a Conservation Area and is not listed.

Relevant History

2012/2128/P: Replacement of existing windows; installation of a safety rail to the roof perimeter and installation of an external insulated render system to each of the three residential blocks (Class C3). **Granted on 11/06/2012.**

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy:

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies:

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance (CPG 1) - Design (2011)

National Planning Policy Framework

Assessment

Planning permission was granted 11th June 2012 for: "Replacement of existing windows; installation of a safety rail to the roof perimeter and installation of an external insulated render system to each of the three residential blocks (Class C3)" under planning reference 2012/2128/P. The following condition was attached to the decision notice to be discharged by the Local Planning Authority:

Condition 2:

Details (samples/drawings as appropriate) of the external brick-effect render and the colour scheme of all other render to be applied to the building shall not be otherwise than those submitted to and approved in writing 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.

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 DP24 of the London Borough of Camden Local Development Framework Development Policies. The initial drawings showed a "ball pitch" in the centre of the rear landscaped area. This raised concerns as artificial cover is not considered acceptable in this rear garden. Subsequently, the applicant agreed to change the drawing to show this area as being covered in natural grass (Drawing No. 509.E.04 Revision D, received 11/05/2012/P).

Officers met with the applicants on site to agree material samples. The brick effect will be supplied by a company called 'Weber'.

1. Brickwork colour is to be Sienna;
2. Course to be stretcher over header as the existing brickwork coursing (English Bond);
3. Mortar colour code will be: RBB- 2307121.

Officers are satisfied that the above mentioned material samples are satisfactory to comply with the aims and objectives of condition 2.

In view of the above, condition 2 of planning permission reference 2012/2128/P can be approved.

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