

Delegated Report		Analysis sheet		Expiry Date:		16/08/2012	
		N/A / attached		Consultation Expiry Date:		N/a	
Officer				Application Number(s)			
Victoria Pound				2012/2450/P			
Application Address				Drawing Numbers			
24 Grove Terrace London NW5 1PL				2012/2450/P			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Detail of brickwork, capping detail and garage door pursuant to Condition 2 of planning permission 2011/0465/P granted 09/05/2011 for "Retention of a single storey garage and sunroom at rear garden of residential dwelling (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:		N/a					
CAAC/Local groups* comments: *Please Specify		N/a					

Site Description

No. 24 Grove Terrace is one of a terrace of 22 houses built in c1780-93. The houses are flat fronted in brown brick with rusticated stucco ground floors, they are of 3 storeys with attics, are listed Grade II* and are in the Dartmouth Park Conservation Area.

Relevant History

2005/2426/P and 2005/24/27/L) - erection of a single storey garage and room at the end of the garden, **Granted 23/05/2006**.

2009/2483/P - Details of construction methodology statement for protection of London Plane trees (condition 3) and samples of proposed brickwork/details of capping to raised boundary wall and garage doors (condition 4) pursuant to planning permission dated 23rd May 2009 (ref. 2005/2426/P) (for the erection of a single storey garage and sunroom at the rear of dwellinghouse (Class C3)). **Granted 20/07/2010**.

2011/0465/P and 2011/0466/L - Retention of a single storey garage and sunroom at rear garden of residential dwelling (Class C3) **Granted 09/05/2011**.

2011/2915/P Submission of green roof details & brickwork samples pursuant to conditions 1 & 2 of planning permission dated 9/5/2011 (Ref. 2011/0465/P) for (Retention of a single storey garage and sunroom at rear garden of residential dwelling (Class C3)). **Part approved (condition 1) part refused (condition 2) 22/08/2011**.

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development
CS13 Tackling climate change through promoting higher environmental standards
CS14 Promoting high quality places and conserving our heritage
DP22 Promoting sustainable design and construction
DP24 Securing high quality design
DP25 Conserving Camden's heritage
DP26 - Managing the impact of development on occupiers and neighbours

Assessment

Condition 2 was previously refused in its entirety, due to the use of an inappropriate mortar mix and pointing. This has been amended to a lime-rich mortar with a flush finish, which is considered to be acceptable in this context.

Drawings pertaining to the previously-approved (under 2009/2483/P) flashing detail and garage door details have been resubmitted in order to fully meet the requirements of the 2011/0465/P condition. These are as previously agreed, employing a lead flashing and simple timber garage door detail, and are considered to be acceptable.

The requirements of the condition are considered to be met and therefore the condition is recommended to be discharged.

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