

Delegated Report		Analysis sheet		Expiry Date:	25/04/2012	
		N/A / attached		Consultation Expiry Date:	N/a	
Officer			Application Number(s)			
Charles Rose			2012/1257/P			
Application Address			Drawing Numbers			
25 Bracknell Gardens London NW3 7EE			Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal(s)						
Details pursuant to conditions 6 (details of new railings, windows and doors), 7 and 8 (sample panel of materials) of planning permission granted 07/02/12 (2011/3464/P) for the erection of building comprising basement, lower ground, ground, first floor and roof level behind retained front and partial side facades to provide a single-family dwellinghouse (Class C3) (following substantial demolition of existing dwellinghouse).						
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

The site is located on the southern side of Bracknell Gardens and accommodates a substantial 2-storey single detached family dwelling house with an attic storey with dormer windows in the rear roof slopes. The building is of red brick house with pitched tiled roof slopes. The site is not listed, but is located within the Redington/Frognaal Conservation Area, and the building is identified as making a positive contribution to the conservation area.

Relevant History

07/02/2012 GRANTED Erection of building comprising basement, lower ground, ground, first floor and roof level behind retained front and partial side facades to provide a single-family dwellinghouse (Class C3) (following substantial demolition of existing dwellinghouse (ref: 2011/3464/P)

Relevant policies

LDF Core Strategy and Development Policies

DP 24 and 25

Assessment

Permission is sought to discharge conditions 6 (details of new railings, windows and doors), 7 and 8 (sample panel of materials) of planning permission granted 07/02/12 (2011/3464/P) for the erection of building comprising basement, lower ground, ground, first floor and roof level behind retained front and partial side facades to provide a single-family dwellinghouse (Class C3) (following substantial demolition of existing dwellinghouse).

Condition 6

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council prior to further commencement of the relevant part of the works:

a) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.

Drawing no(s) (prefix TDS 152/BG 7007

The detailed design of the railings have been submitted, the design is considered to satisfactorily respond to the age and style of the existing building and are therefore considered suitable to preserve the character and appearance of the CA.

b) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings including entrance door and associated porch at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

Drawing no(s) (prefix TDS 152/BG 7000-7006;

The existing front door and porch is to be retained and refurbished as part of the works. The design has been duly submitted as part of the application and is considered acceptable.

All the existing windows will all be replaced along with new French doors. The style and detailed design of the proposed double glazed timber units are of high quality. They would relate to the age and style of the house and preserve the character and appearance of the CA. In this regard they are considered acceptable.

c) Details of any works of alteration or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification

No works of alteration or upgrading required to satisfy Building Regulations or Fire Certification are required to date.

Condition 7

Within one month of the date of the decision or before the relevant parts of the works are commenced, whichever is sooner, full scale sample panels of the materials to be used in the construction of the external surfaces of the development (buildings and brick boundary wall) hereby permitted shall be erected on-site for approval by the Council.

Condition 8

The sample panels of all facing materials required by condition 7 should include (but not be limited to) brickwork, clay roof tiles, arched red rubbers, coping detail, iron work, samples of the eaves detail and decorative elements to top the chimney stacks, demonstrating the proposed colour, texture, face-bond and pointing. The development shall be carried out in full and strict accordance with the approved materials and the relevant part of the development shall not commence until approval is granted by the Council.

The facing brickwork sample panel shall no less than 1000mm by 1000mm and include the proposed colour, texture, face-bond and pointing.

A full set of materials were inspected on-site. This included amending the brickwork during the course of the application to clean the existing retained brickwork to better reveal the finished colour and tone and subsequently revised the proposed brick blend mix to exclude the light orange tone. As such the proposed brickwork, including pointing and mortar would match the existing retained front façade and result in a high quality consistent appearance throughout.

The existing roof tiles would be retained. New pre weathered tiles to match would be used to cover any short fall. The sample of new has been inspected and is considered to exactly match the existing.

Detailed drawings of the decorative eaves detail have been provided. These match the original details which have been removed. Decorative corbbled brickwork to the chimney stack were shown as part of the brickwork sample and are also considered to match the original stack removed as part of the works.

Recommendation

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

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