

Delegated Report		Analysis sheet		Expiry Date:		29/12/2011	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Richard Black				2011/6208/P			
Application Address				Drawing Numbers			
341 - 359 Finchley Road London NW3 6ET				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Non material amendments to planning permission 2009/2914/P dated 15/09/2010 as amended by 2011/0592/P dated 06/06/2011 for the "Demolition of all buildings (including 14 flats) on site and its redevelopment for mixed-use purposes (abbreviated)" namely to include an extension to the external store to the piazza, alterations to the facades of the pavilion, alterations to the facade of the residential block at ground floor level and reconfiguration of the roof plan.							
Recommendation(s):		Approve Non Material Amendments					
Application Type:		Non Material Amendments					
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: <small>*Please Specify</small>		N/A					

Site Description

The site comprises two buildings containing vacant car showrooms, offices flats, workshops and a dance hall. The immediate area contains mixed commercial and residential uses. The site is not within a conservation area but is located within Finchley Road/Swiss Cottage Town Centre.

Relevant History

2011/0592/P: Amendments to planning permission 2009/2914/P "Demolition of all buildings (including 14 flats) on site and its redevelopment for mixed-use purposes comprising: 9-storey residential block of 14 flats (Class C3); 3-storey community centre building incorporating; multi-purpose hall, nursery, classrooms, cafe, cinema, dance studios, rehearsal studios, recording studio, piazza and associated ancillary uses (Class D1); ancillary car parking and servicing; and associated works including landscaping" including an increase in the width of the residential block, the lowering of the piazza, alterations to elevational treatment of both buildings, changes to plant and equipment enclosures and associated internal alterations. Granted 06/06/2011.

2009/2914/P: Demolition of all buildings (including 14 flats) on site and its redevelopment for mixed-use purposes comprising: 9-storey residential block of 14 flats (Class C3); 3-storey community centre building incorporating; multi-purpose hall, nursery, classrooms, cafe, cinema, dance studios, rehearsal studios, recording studio, piazza and associated ancillary uses (Class D1); ancillary car parking and servicing; and associated works including landscaping. Granted 07/08/2009.

2005/0970/P. Planning permission was granted for the redevelopment of the site to provide: Replacement car showroom or shops (ground floor) 74 new flats (five upper floors, part 6th and 7th floors) plus 67 basement level parking spaces. Granted 08/06/2005.

Relevant policies

LDF Core Strategy and Development Policies

N/A

Assessment

The alterations from the approved scheme include:

- Extension of the external store to the piazza and the addition of a planter above;
- Shift a number of windows on the south west elevation in relation to changes to the second floor layout and the alignment of windows on other floors to match, omission of the second floor balcony and the extension of the glazing and the addition of 2 metal ventilation grills at ground floor level;
- Reconfiguration of the ground floor elevation due to the extension of the external store and the shortening of the perimeter screen; and
- Replacement of 16 natural ventilation turrets with 14 larger natural ventilation turrets, the addition of 3 natural ventilation vents to the north east corridor of the second floor and the rearrangement of the photovoltaic panels.

The proposal is to formally regularise a number of design changes which the applicant states have come about as a result of further detailed design work to meet the requirements of the building tenants, which has been undertaken since planning permission and a more recent amendment (2011/0592/P) were granted.

External works: This extended external store is to be set below the Finchley Road street level and therefore will not be visible within the public realm. The overall increase in size of the external store is minimal and given the structures lack of visibility from outside the site, no material alteration is considered to arise.

Facades of the pavilion: The alterations to the design of the second floor level facing Finchley Road will result in the loss of the proposed balcony, replaced with fritted glazing slightly setback with glass balustrade added. In addition, perforated metal screens are to be added to follow a similar corner treatment as per the first floor. Although the appearance of the second floor elevation when viewed from Finchley Road would be altered, the changes would not change the architectural integrity of the building to such a degree that a material change would result. The proposal also involves some alterations to window positioning at the rear, these changes would not raise any material amenity considerations in terms of loss of daylight, privacy and outlook. Overall, the alterations to the facades of the pavilion would not affect the overall architectural composition of the approved scheme or worsen the impact of the approved scheme on residential amenities and therefore it would be a non-material amendment.

Facades of the residential block: The ground floor elevation has been reconfigured, due to the extension of the external store, the resultant cosmetic changes to the exterior are minimal and the appearance as viewed from Finchley Road will be comparable to that of the approved scheme. As such no material alteration is considered to arise.

Reconfiguration of roof plan: The turrets have been pushed back by 1800mm to make them less visible from the street level. The other alterations include the repositioning of photovoltaic panels, due to the new configuration for the ventilation turrets, given they are at roof level and setback from the ridge, views of these panels from street level will not be possible. As such, the proposed reconfiguration of the roof plan would not raise any material design and amenity concerns therefore it is considered to be a non-material amendment.

In total a number of alterations are proposed which could give rise to a cumulative material change, however given the scale of the development, the proposed changes will be appropriately absorbed into the approved scheme and will not result in any adverse design implications particularly when viewed from Finchley Road and Lymington Road.

Conclusion

None of the proposed alterations are considered to raise any significant design issues or raise any material amenity and access considerations. They would also not have any material negative or significant cumulative impact on the overall appearance of the development.

Recommendation:

Approve non-material amendments.

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