

Delegated Report		Analysis sheet		Expiry Date:		03/01/2012	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Alan Wito				2011/5609/P			
Application Address				Drawing Numbers			
1 MILL LANE LONDON NW6 1NT				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details pursuant to condition 11 (materials for external surfaces) and part 12 (drawings of balustrade, windows, parapet and balcony) of planning permission granted at appeal on 11/06/09 (ref: 2008/3963/P) for the erection of a five storey main building and a two storey detached building comprising of 39 residential units.							
Recommendation(s):		Discharge condition 11 and 12 (in part)					
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 a wedge shaped area of land, approximately 100m deep and 55m wide where it fronts onto Mill Lane. The site narrows to 8m at its northernmost point, where a narrow section connects with Minster Road. The site is bounded by Mill Lane to the south, the Thameslink railway line to the east and the rear gardens of properties fronting onto Fordwych Road to the west.

The site is not within a conservation area.

Relevant History

11/06/2009 decision allowed on appeal - Demolition of all existing buildings and erection of a five storey main building and a two storey detached building comprising of 39 residential units (16 x 1-bedroom; 14 x 2-bedroom; 7 x 3-bedroom; 2 x 4-bedroom) with associated car and cycle parking amenity space and landscaping (including the creation of a new area of designated open land for nature conservation). (ref: 2008/3963/P).

19/5/11 application for variation of condition (development in accordance with approved plans) as a minor material amendment granted (ref: 2010/6754/P).

15/9/2011 application to discharge condition 11 refused on the grounds of insufficient information provided (ref: 2011/3632/P).

Relevant policies

LDF Core Strategy and Development Policies

CS14
DP24
DP25

Camden Planning Guidance 2011

Assessment

Condition 11 required the submission of details of the materials to be used in the construction of external surfaces (including sample panel of brickwork). Samples of the proposed bricks, window frames and render have been inspected and are considered to be acceptable. The brick sample panel included three courses of a cream coloured brick which aren't approved as they are not shown on the approved drawings. Additionally the whole window sample inspected was not the finished colour, however a small section of window in the proposed colour (RAL 8014) was inspected. No details have been submitted for the stone band coursing and details will be required for this under a separate application.

The submitted materials and details are considered acceptable and will ensure that the appearance of the building will be of sufficient quality.

Condition 12 required the submission of detailed drawings as follows:

Typical elevations and sections of balustrade at 1:5

The balustrade submitted differs from the approved in that it shows vertical railings (as opposed to horizontal). The appearance of the proposals are considered acceptable and in any case the approved railings would have been unlikely to have gained building control approval due to the horizontal rails.

Elevation and section of windows at 1:10 with typical glazing bar details at 1:2

The windows have been submitted at 1:20 rather than the requested 1:10 but it is considered that the drawings submitted show a level of detail sufficient to discharge the condition. The drawings show that the windows will have a relatively slender frame profile and will be recessed into the façade which will give a sense of depth and interest.

Typical parapet details at 1:5

The submitted details show the parapet and brise soleil. They are considered acceptable.

Typical balcony details at 1:5

The submitted details show that the proposed method of fixing will be hidden within the structure of the building and will ensure a satisfactory appearance to the building.

Front entrance canopy elevations, section and fixings at 1:5

The submitted drawings show a much larger canopy than approved and the agent has been advised that this cannot be considered under this application, therefore these details have not been approved. The agent has been advised to apply for this under a variation of the approved scheme before seeking the discharge of the condition.

Recommendation

The proposed details (with the exception of the ground floor canopy) are considered sufficient to meet the requirements of the conditions and therefore it is recommended that the conditions are discharged for condition 11 and in part for condition 12.

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