

Delegated Report		Analysis sheet		Expiry Date:		14/12/2011	
		N/A / attached		Consultation Expiry Date:		N/a	
Officer				Application Number(s)			
Charles Rose				2011/5352/P			
Application Address				Drawing Numbers			
1A Doughty Mews London WC1N 2PG				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Submission of details of sample panel of facing materials pursuant to condition 2 of planning permission dated 30/03/2010 (ref 2009/3968/P) for the erection of a three-storey and basement dwelling house (Class C3), including an internal courtyard, external terraces and integral garage providing one off-street parking space.							
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 application site comprises a largely vacant site located on the corner of Doughty Mews and Roger Street, within Bloomsbury Conservation Area. The application site has a long and complex site history, detailed below. Most recently planning permission and conservation area consent was granted in 2005 for the demolition of a single storey building and erection of a new four storey building comprising a ground floor business unit and five residential units on the three upper floors. The Conservation Area Consent has been implemented and the site is cleared with the exception of some of the boundary wall. As such, the site is largely vacant. Furthermore, it is important to note that the 2005 planning permission could still be implemented prior to 7th May 2010.

Previously the site was used as a motor vehicle maintenance garage until 2003. At this time the site comprised a single storey brick building with a pitched corrugated asbestos roof and an open yard enclosed by high brick walls. The applicant has confirmed that the building was demolished prior to the change in ownership of the site in 2008.

The site forms a corner at the southern end of Doughty Mews. The terraced houses of Doughty Street, which have gardens stretching down to the rear of the mews properties, are grade II listed. The listed corner property, 1 Doughty Street, has a single-storey outrigger which extends the full depth of its garden and is contiguous with the application site. This outrigger has an elevation onto Roger Street, was built after the 3rd edition OS (c1914) and is in office use. To the north of the site is a terrace of two-storey mews buildings on Doughty Mews, many of which have roof extensions, including the immediately adjoining building at No. 1 Doughty Mews. The building opposite the site to the west at No. 29 Doughty Mews has three-storeys and like No. 1 Doughty Mews has an existing roof terrace. To the south of the site is a three-storey public house (The Duke) that forms part of a building that rises to eight storeys at the junction of Roger Street and John Street. Immediately to the

Relevant History

30/03/2010 GRANTED - Erection of a three-storey and basement single family dwellinghouse (Class C3), including an internal courtyard, external terraces and integral garage providing one off-street parking space with entrance off Roger Street. (ref: 2009/3968/P)

Relevant policies

LDF Core Strategy and Development Policies

- CS14 - Promoting high quality places and conserving our heritage
- DP24 - Securing high quality design
- DP25 - Conserving Camden's heritage

Assessment

Permission is sought to discharge the samples of the proposed external facing materials and façade details pursuant to condition 2 of planning permission dated 30/03/2010 (ref 2009/3968/P) for the erection of a three-storey and basement dwelling house (Class C3), including an internal courtyard, external terraces and integral garage providing one off-street parking space.

The materials were inspected on site on the 11th November 2011. The details include

Bricks

General Brick Manufacture: Petersen Tegl, Product: D72 Flensborg brick, see attached photo for record of sample wall.

Long brick for cills, copings and lintels (to be made into pre-cast unit) Manufacture: Petersen Tegl, Product: K31 Kolumba brick, see attached photo for record of sample wall.

Bond type; a variant on stretcher bond, see sample wall photo and close up of drawn elevations for layout.

Mortar type; a lime mortar (116 mix - lime, sand, cement) in the photo of the sample wall this is the lower half of mortar the darker mortar is a mistake and should be ignored.

Pointing; to be flush again as in the sample on site.

Window

Manufacturer; Skyframe 2, finish; anodized aluminum colour 3145, see attached photo of sample and finishes sheet from skyframe.

Metal Cladding,

Manufacture; LSC facades,

Finish; Patinated gilded metal façade, the colour is to be a bronze metal brown colour. See attached photographs of a completed patinated metal pavilion we propose to replicate.

Top floor finish; See drawing 214_131 this shows that for the Doughty Mews elevation a half width of panels is intended approximately 425mm wide panels.

Brick Parapet detail for the parapet detail in general around the building please see detail 4 on drawing 214_284. For the parapet detail for the second floor terrace please see detail 4 on drawing 214_282. See other attached drawings for window details.

The submitted drawings and samples demonstrate the detailed design and materials are satisfactory to meet the requirements of the condition. I recommend the condition be discharged.

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