

Delegated Report		Analysis sheet		Expiry Date:		11/10/2011	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Jamie Forsman				2011/4057/P			
Application Address				Drawing Numbers			
Land at rear of 40, 42 & 44 Hillfield Road London NW6 1PZ				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details pursuant to conditions 2, 3, 5, 8, 9 and 10 (facing materials, sample panel, green roof, foundations & tree protection) of planning permission dated 24/12/09 (2007/4040/P) as amended by planning permission dated 27/10/10 (2010/2723/P) for the erection of four two-storey houses to replace four garages on the site within the rear gardens.							
Recommendation(s):		Granted					
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 relates to part of the rear gardens/garages of nos. 40, 42 and 44 Hillfield Road. Each rear garden boundary is also the northern edge of Mill Lane and each address has a double garage facing and accessed from Mill Lane. The site sits opposite part of the designated Mill Lane Neighbourhood Shopping Centre and is not within a conservation area.

Relevant History

Planning permission ref: **2007/4040/P** granted on the 24th December 2009: The erection of four two-storey houses to replace four garages on the site within the rear gardens.

Associated discharge of conditions applications

2010/6424/P - Submission of details of green / brown roofs, hard & soft landscaping, building foundations & layout and retention & protection of trees, pursuant to conditions 5, 6, 8 & 9 of planning permission dated 24/12/2009 (Ref. 2007/4040/P) for (the erection of four two-storey houses to replace four garages on the site within the rear gardens). Granted 13/01/2011

2010/6616/P - Submission of details of facing materials pursuant to conditions 2 of planning permission dated 24/12/2009 (Ref. 2007/4040/P) for (the erection of four two-storey houses to replace four garages on the site within the rear gardens). Granted 18/01/2011

Planning permission ref: **2010/2723/P** granted on the 27th October 2010. The proposal sought revisions including alterations to fenestration, building footprint, height and internal layout of new houses at rear of 40, 42 and 44 Hillfield Road to planning permission ref: 2007/4040/P granted on 24/12/2009 for (erection of four two-storey (three bedroom) houses to replace four garages on the site within the rear gardens of 34, 40, 42 & 44 Hillfield Road).

The following informative was attached to this permission

You are reminded that you need to comply with the conditions attached to the original planning permission including timescales granted on 24/12/2009 (ref 2007/4040/P) which this permission seeks to amend.

2010/2723/P - Associated discharge of condition application

2011/3598/P - Submission of details pursuant to condition 6 (full details of hard and soft landscaping and means of enclosure of all un-built, open areas) of planning permission 2007/4040/P granted 24/12/2009 for the erection of four two-storey houses to replace four garages on the site within the rear gardens. Granted 29/09/2011.

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)
CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)
DP22 (Promoting sustainable design and construction)
DP23 (Water)
DP24 (Securing high quality design)
DP26 (Managing the impact of development on occupiers and neighbours)
DP31 (Provision of, and improvements to, open space, sport and recreation)

Assessment

The application seeks to discharge conditions 2 (facing materials), 3 (sample panel), 5 (Green roof), 8 (protection of tree rootzones), 9 (Tree protection) and 10 (sample panel) imposed under planning permission ref: 2007/4040/P but which remain applicable to planning permission 2010/2723/P which sought revisions to the previously approved scheme.

Condition 2 – Facing Materials

The submitted details confirm the use of timber cladding on the front and rear elevations. The front elevations will also include intermittent sections consisting of vertical panels with a rendered finish. This is consistent with the elevation treatment proposed under 2010/2723/P and is supported in principle by the Councils design officer subject to agreement of the sample materials required under condition 3.

Condition 3 – Sample Panel

The materials palette is limited, as befits the simple detailed design of the approved scheme. The proposed timber cladding is considered to be durable and incorporates a natural finish. Final render samples have not been provided at the time of writing this report however the design officer is satisfied with the level of detail provided under condition 2 and therefore raises no objection. The use of render was also approved under application ref: 2010/6616/P.

Conditions 5 – Green Roof

The submitted green roof details are considered to be satisfactory for the purposes of discharging the condition and include sufficient details on plant species mix and density and the green roof management programme.

Conditions 8 – Protection of rootzones

The root investigation methodology in conjunction with the submitted foundation plan is considered to be sufficient for the purposes of discharging condition 8.

Conditions 9 – Tree protection

Tree protection fencing has been removed as the development has progressed and placed further pressures on the sites spatial constraints. The location of the site office has incidentally provided an enclosure which buffers the trees from the surrounding construction activities. This is considered satisfactory and the condition can be discharged accordingly.

Condition 10

This condition can be discharged and is effectively covered by conditions 2 and 3.

Recommend: Discharge conditions 2, 3,5,8,9 and 10.

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