

Delegated Report		Analysis sheet		Expiry Date:	15/06/2011	
		N/A / attached		Consultation Expiry Date:	N/a	
Officer			Application Number(s)			
Charles Rose			2011/2090/P			
Application Address			Drawing Numbers			
158 Prince Of Wales Road London NW5 3QP			Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal(s)						
Submission of details of external materials used in construction of extension and details of sedum roofs pursuant to conditions 2 and 9 of planning permission dated 11th August 2009 (ref 2008/2145/P) for the erection of a seven storey building plus basement for use as flexible class A1/A2/B1 use at basement and ground floor levels and nine self contained residential units above (3x 1-bed, 5x 2-bed and 1x 3-bed units).						
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 relates to a three storey detached building on the corner of Prince of Wales Road and St Sila's Place. The ground floor is used as a solicitor's office with two flats on the first and second floor. The property is not located within a conservation area.

Relevant History

11/08/2009 GRANTED - Erection of a seven storey building plus basement for use as flexible class A1/A2/B1 use at basement and ground floor levels and nine self contained residential units above (3x 1-bed, 5x 2-bed and 1x 3-bed units) (Ref: 2008/2145/P)

Relevant policies

LDF Core Strategy and Development Policies

CS14, DP22 & 24

Assessment

Consent is sought to discharge condition 2 (samples of the materials) and condition 9 (green roof details) of planning permission dated 11th August 2009 (ref 2008/2145/P) for the erection of a seven storey building plus basement for use as flexible class A1/A2/B1 use at basement and ground floor levels and nine self contained residential units above (3x 1-bed, 5x 2-bed and 1x 3-bed units).

Condition 2

The proposed materials include;

1. Cedar timber cladding
2. Metra Aelle 100 Aluminium Composite window (aluminium PPC RAL 7031)
3. Sto Render
4. Zinc cladding
5. Tecu Oxid copper cladding
6. Brick – Handmade Elizabethan Multi

The proposed materials conform with the materials approved as part of the original application and are considered to be suitable quality, tone and colour to satisfactorily preserve the character and appearance of the new development

Condition 9

The details of The green roof details are considered acceptable and include a 75mm substrate with a variety of sedums and a mix of wildflowers. This will help the sustainable drainage of the site and will benefit the site's ecological value. Details of maintenance have also been included and this will ensure the green roof system functions to its full potential.

It is recommended the conditions be discharged.

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