

Delegated Report		Analysis sheet		Expiry Date:		04/08/2010	
		N/A / attached		Consultation Expiry Date:		n/a	
Officer				Application Number(s)			
Charlie Rose				2010/2857/P			
Application Address				Drawing Numbers			
7 Ravenswood Glenhurst Avenue London NW5 1PU				Refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Submission of details of timber to be used in the spandrel facing panels of the extension pursuant to condition 2 of planning permission dated 02/04/2009 (ref no. 2007/4554) for (revision to planning permission ref 2005/0393/P dated 24/03/2005 (for the erection of two storey side extension) involving alterations to the fenestration, cladding materials, and demolition of existing garage to provide raised terrace for amenity space to dwellinghouse).							
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 relates to a two-storey end of terrace house situated on the south side of Glenhurst Avenue, within the 1960's Haddo House development in a block known as Ravenswood. The estate is within the Dartmouth Park Conservation Area. The terrace (1-7 Ravenswood) is noted in the Conservation Area Statement as making a positive contribution.

The remainder of the street is characterised by two-storey gabled semi-detached houses from c.1920.

Relevant History

2 April 2009 – APPEAL granted on appeal for the Revision to planning permission ref 2005/0393/P dated 24/03/2005 (for the erection of two storey side extension) involving alterations to the fenestration, cladding materials, and demolition of existing garage to provide raised terrace for amenity space to dwellinghouse. (ref: 2007/4554/P)

Relevant policies

Replacement Unitary Development Plan 2006

B1, B3, B7

LDF Core Strategy and Development Policies

The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration

DP25

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

Assessment

Consent is sought to discharge appeal condition 2 (sample of timber to be used in the spandrel facing panels) of planning permission permitted granted on appeal dated 2nd April 2009 for the revision to planning permission ref 2005/0393/P dated 24/03/2005 (for the erection of two storey side extension) involving alterations to the fenestration, cladding materials, and demolition of existing garage to provide raised terrace for amenity space to dwellinghouse. (ref: 2007/4554/P)

The condition requires the sample to demonstrate the appearance of the timber when first installed and after the effects of a year of weathering. The applicants have duly submitted a sample of the proposed timber which is to be **Siberian Larch VT1042** with a grey wood stain and a sample of **pre-weathered red cedar** to give an indication of the appearance once weathered.

The samples satisfactorily show the timber spandrel sample and the weather sample demonstrates that once weathered it wood appear as similar to the colour of the adjoining buildings brick spandrel panels.

In this regard the sample would respect and compliment the quality and appropriateness of materials in the terrace, in compliance with policies B1 and B3. This would preserve the character and appearance of the CA in compliance with policy B7. As such I recommend the application be discharged.

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