

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>27/04/2010</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		7.4.10	
<b>Officer</b>				<b>Application Number(s)</b>			
Charles Thuairé				2010/0828/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
44 Willoughby Road London NW3 1RU				See decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Amendment to approval of details of condition 3 pursuant to planning permission dated 22.12.05 ref 2005/4581/P (for erection of a new three storey dwelling house), in respect of substituting stainless steel by PVC material on mesh screens at front and rear.							
<b>Recommendation(s):</b>		Grant permission					
<b>Application Type:</b>		Variation or Removal of Condition(s)					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>28</b>	No. of responses	<b>03</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Neighbour supports erection of new house in modern style					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Hampstead CAAC comment- confused by application, what will plastic mesh look like? Heath and Hampstead Society comment- confused by application.					

## Site Description

Existing house is a 2-storey and attic dwelling house with a front extension added in 1970's and small rear yard. Located in Hampstead CA. Permissions have been granted for the remodelling and subsequently redevelopment of this property by a more contemporary-looking house.

## Relevant History

15.4.02- pp for erection of various extensions, dormers and terraces, and alterations.

18.6.04- pp/cac for demolition of house and replacement by new 3-storey 4-bedroom house.

22.12.05- 2005/4581/P- pp for Erection of new 3-storey house, as revision to planning permission granted 18/6/04 (2003/0968/P).

23.3.07- 2006/4698/P- approval of details for Sample panels and details of facing materials (in respect of walls, windows, doors, mesh screens, metal channel, louvres, garden wall and gates), pursuant to condition 3 of the planning permission dated 22/12/05 (2005/4581/P)

## Relevant policies

### Replacement Unitary Development Plan 2006

B1 – General design principles

B3 – Alterations and additions

B7 – Conservation Areas

### LDF Core Strategy and Development Policies

*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.*

CS14 - Promoting high quality places and conserving our heritage

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage

## Assessment

This application results from problems encountered by the architects in achieving a high quality finish to the mesh panels proposed for the screens on the front and rear elevations. Essentially the original specification for a stainless steel mesh has not proved satisfactory in both aesthetic, durability and maintenance terms, and the architects are now proposing a white plastic mesh. Lengthy discussions have been held between them and officers to establish a satisfactory mesh specification in terms of hole sizes and hence transparency to ensure the same visual effect as the steel screen was achieved.

The original permission established the acceptability of the redevelopment of the existing house and its replacement by a contemporary dwelling in a simple modernist cuboid form with flat roofs and white walls and a projecting front 1st floor bay with mesh screen. Conditions 3 and 5 required details of architectural elements of elevations, materials and landscaping to be submitted which have now been approved.

Permission is sought to vary the materials of the mesh screen in relation to sample panels and details of facing materials (in respect of walls, windows, doors, mesh screens, metal channel, louvres, garden wall and gates), approved on 23/03/2007 (ref: 2006/4698/P) pursuant to condition 3 of the planning permission dated 22/12/05 (2005/4581/P) for erection of a new three storey dwelling house, as a revision to planning permission granted 18/6/04 (2003/0968/P) for erection of a new 3 storey dwelling house.

### Approved Mesh Screen

The approved mesh screen (to be located at the front and rear of the building) consists of welded wire mesh screen manufactured by Locker Wire Weavers. It was to be made from stainless steel in either number 8 or 10 mesh (ie. 8 or 10 openings per inch respectively).

This has been subsequently discounted by the architects because the metal would distort without large and complicated framing to tension the material. Both of which would reduce the visual appeal of the building which is largely derived from the simplicity of detail and rational form of the house.

It should be noted that the original intention of the building's design was to use a bronze mesh which was also found to be more complicated than first envisaged and would result in some unattractive detailing, which would have compromised the intended elegance of the original proposal.

### Proposed Mesh

The proposed mesh would be manufactured from white PVC coated polyester mesh fabric specifically designed for external use on buildings. The mesh would be coated to match the colour of the adjoining render. The mesh is resistant to fade and UV degradation. The screen would be mounted on a 100 x 100mm box aluminium frame, powder coated to match colour of the screen, bolted to the steel plates which are in turn bolted to the steel structure of the building. The fixings would be concealed.

Numerous samples of the fabric were presented to Council Officers and it was agreed that the proposal had a suitable level of transparency to control solar gain and allow the views in and out of the building - retaining the visual interest from views through the mesh, whilst preventing overlooking without unduly screening the building, depending on one's position, season and time of day. This will give a constantly changing dynamic to the building's appearance. In basic terms when viewed from an oblique angle, looking up or down the street, the mesh will not be particularly transparent. However, moving closer to the front facade, the transparency increases. The vertical steel framing behind the mesh will maintain the rhythm along the street facade and provides support for horizontal trellis wires that will allow plants to be trailed up behind the mesh.

The white fabric is considered to be a unique contemporary use of the material which has been used in Europe for a number of years and would seem to have a long and maintenance-free lifespan. The mesh has been used for advertising and is also used on sun-facing facades to control heat gain. The tension properties of the materials allow it to be stretched over the required building frontage without the distortion or excessive framing

## **Conclusion**

The proposed alternative mesh material has been introduced with the intent of creating more of a lightness of structure. This will remove the somewhat heavier-set appearance of the previous scheme using stainless steel. The material, although unusual for this type of residential scheme especially within a conservation area, is considered to be of suitable high quality. It is considered that the revised scheme is of greater benefit to the character and appearance of the Hampstead Conservation Area and such, is recommended for approval.

On the basis of the above, it is considered that the material sample and drawing details submitted are satisfactory as a revision to Condition 3 of planning consent 2005/4581/P, as approved on 22<sup>nd</sup> December 2006. As such it is recommended that revision be discharged accordingly.

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