

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		02/04/2010	
		N/A / attached		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>				<b>Application Number(s)</b>			
Edward Jarvis				2010/0812/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
1 Radlett Place London NW8 6BT				Refer to 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>							
Submission of details and samples of materials pursuant to Condition 2 of Planning permission granted by appeal (ref APP/X5210/A/09/2104199) on 08/10/2009 for the demolition of existing single family dwelling house (Class C3) and the erection of a single family dwelling house (Class C3) with associated landscaping, car parking, two-storey guest house and single-storey annex in garden (Ref 2008/3160/P).							
<b>Recommendation(s):</b>		Approve					
<b>Application Type:</b>		Approval of Details					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		N/A					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A					

## Site Description

A large backland site at the rear of no. 34 Avenue Road accessed via a private road between nos. 34 & 36 Avenue Road. It is in Elsworthy CA.

## Relevant History

Planning permission granted by appeal (ref APP/X5210/A/09/2104199) on 08/10/2009 for the demolition of existing single family dwelling house (Class C3) and the erection of a single family dwelling house (Class C3) with associated landscaping, car parking, two-storey guest house and single-storey annex in garden (Ref 2008/3160/P).

## Relevant policies

### Replacement Unitary Development Plan 2006

B1 – Design

B7 - CA

### 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.*

## Assessment

Condition 2 requires details and samples of materials to be used for the external surfaces including sample panel of facing brickwork demonstrating colour, texture, face-bond and pointing.

The approved scheme drawings show the following materials:

Timber rain screen

White stone

Warm stone

White rain screen panel

Warm cream rain screen panel

White painted brick

and grey PPC aluminium for windows and trims

As proposed with this discharge, materials are altered as follows:

The white rain screen panel, warm rain screen panel and the white painted brick are to be replaced with white render (Faram).

The two different stones will be replaced with one, a warm grey stone.

A new material, patinated bronze, is introduced around the entrance.

Along with these new materials, the timber cladding (sandstone character grade exterior decking FSS texture), and PPC aluminium (Ral 7022 grey) has been submitted.

The newly proposed materials are of a similar character to those approved and maintain a similar level of quality. The grey stone has a good level of texture and interest in it and the render is smooth and alabaster like. The simplification of the number of material is acceptable as the building has enough depth and modulation to still be successful with less material variation. These materials are of acceptable quality and the change from the approved materials is considered to be non material.

As bricks are no longer proposed the sample panel is no longer required.

I recommend approval.

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