

Delegated Report		Analysis sheet		Expiry Date:		23/03/2010	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Gavin Sexton				2010/1174/P			
Application Address				Drawing Numbers			
146-162 Kilburn High Road (EXCEPT RETAIL UNITS) & 4-10 Kingsgate Road London NW6				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
<p>Non material amendments to planning permission granted on 11/1/2008 (2007/4650/P) for “Partial demolition, refurbishment and conversion of upper floor office space (Class B1) and construction of additional (4th) storey at 146-162 Kilburn High Rd to provide 38 residential units (32 private, 6 shared ownership) within two blocks, plus courtyard, secondary residential entrances (Kilburn High Road), primary residential entrance and new refuse stores/cycle parking (Kingsgate Place). Erection of mainly 4, but partly 3-storey block with roof terrace & balconies fronting Kingsgate Road comprising 14 social rented residential units; plus new refuse stores/cycle parking on Kingsgate Road frontage; and enclosed mechanical equipment at first, second and third storey levels”. Amendments include alterations to doors and louvres on Kingsgate Road elevation.</p>							
Recommendation(s):		Grant non material amendments					
Application Type:		Non Material Amendments					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		<p>Three AOs were consulted. However this was done in error, as this a 28-day application which does not have a statutory consultation period.</p> <p>No responses have been received at the time of the assessment.</p>					
CAAC/Local groups comments:		This is a 28 day application which does not have a statutory consultation period.					
Site Description							
<p>The site is located within the Kilburn High Road Major Centre immediately adjoined to the north and south by the continuation of the retail frontage with commercial above. To the east, across Kingsgate Road, lie a 5-storey block of flats called Daynor House and Quex Road Methodist Church.</p>							

Relevant History

The site has a complex history relating to an appeal against non-determination which was later dismissed.

Subsequently in 2007 (2007/4650/P) an application **was approved** for “Partial demolition, refurbishment and conversion of upper floor office space (Class B1) and construction of additional (4th) storey at 146-162 Kilburn High Rd to provide 38 residential units (32 private, 6 shared ownership) within two blocks, plus courtyard, secondary residential entrances (Kilburn High Road), primary residential entrance and new refuse stores/cycle parking (Kingsgate Place). Erection of mainly 4, but partly 3-storey block with roof terrace & balconies fronting Kingsgate Road comprising 14 social rented residential units; plus new refuse stores/cycle parking on Kingsgate Road frontage; and enclosed mechanical equipment at first, second and third storey levels”).

In 2008 an application for Approval of Details further to conditions attached to the above permission was **part granted/part refused** : Approval was granted **in respect of conditions, 2 (external facing materials), 3 (details of grille/vent coverings, 4 (proposed slab levels) and 16 (lifetime homes)**. Approval was refused **in respect of condition 13 (ground investigation)**.

In 2009 permission was granted for **variations of conditions 5, 8 and 10** of the above planning permission.

Relevant policies

N/A

Assessment

The applicant proposes the following changes, all to the Kingsgate Road ground floor elevation:

1. Replacement of a pair of double doors and six timber panels in the following locations:
 - The proposed substation – where the approved double door and two of the adjoining open-jointed panels (all in previously approved horizontally panelled sucupira vermehlo) would be replaced by louvred doors and louvred panelling (all in horizontally panelled sucupira vermehlo) to provide for greater air circulation into the substation.
 - The proposed cycle park – where four of the approved open-jointed panelling (all in previously approved horizontally panelled sucupira vermehlo) would be replaced by louvred panelling (in horizontally panelled sucupira vermehlo) to provide for greater air circulation for the volume behind the facade.

The change in form from open-jointed panelling/doors to louvres finished in the same materials would blend into the overall design treatment at ground floor level and would not have a material impact on the appearance of the building.

2. Replacement of six pairs of translucently-glazed ppc aluminium framed windows with ppc aluminium louvres, coloured to match.
 - The windows are located in the service void within the ground floor. The first pair is immediately to the left of the principle residential entrance. The other five pairs are located in the void above the cycle storage area.

At ground floor level the finished treatment of the openings is in three bands. The lowest band comprises doors and large panels finished in horizontally timber panelled sucupira vermehlo. Above this and located in front of the service void are a band of coloured translucent glazed windows in ppc aluminium. The uppermost band comprises timber louvers finished in sucupira vermehlo. Some of the louvers are blind, some active, but a consistent approach to materials and finish is taken across each band on the elevation.

The translucent windows do not appear to serve a function other than provide a visual break in the

materials of the tall ground floor. The replacement of a discrete number of the glazed windows with similarly coloured louvers finished in the same aluminium framing system would not introduce any new materials to the elevation and would maintain a general consistency across the band. The replacement of the six pairs of windows is therefore considered to be non-material.

3. Replacement of metal finished goods lift doors with open jointed horizontally panelled timber sucupira vermehlo doors as elsewhere on the elevation.
- The goods lift in question is in the rightmost bay of the rear elevation.

The replacement of the door materials would be a minor change, consistent with the approach to materials at that level and is non-material.

The change in form from open-jointed panelling/doors to louvres finished in the same materials would blend into the overall design treatment at ground floor level and would not be material.

Other considerations

Whilst the proposed alterations to the appearance of the rear elevation are considered to be minimal and non-material in the context of the overall elevation, the replacement of glazing units and timber panelled doors with open louvers may have the potential to introduce additional noise breakout points for the plant equipment located in the service void.

However condition 8 (varied by permission 2008/1965/p) remains to be discharged:

“8. Details of plant to be installed and/or relocated (including sound attenuation and acoustic isolation from the structure) shall be submitted to and approved by the local planning authority before the relevant parts of the works are commenced. The development shall only be carried out in strict accordance with such approved details, including specified maximum noise levels, and thereafter maintained.

REASON: To ensure that the appearance of any external plant is compatible with the appearance of the building and the area and to ensure that residential amenities are protected, in accordance with the requirements of policy SD7 of the Camden Replacement Unitary Development Plan 2006. “

The location of the plant service voids was part of the original approval and sections through the building at the appropriate points show that the upper band of louvers is part of the same curtain walling system as the glazing below and the doors/panels below that. Therefore it is considered that the introduction of more permeable materials in places would not have a material impact on noise breakout and in any event it remains for the applicant to submit details of installed plant for approval prior to commissioning.

Cumulative assessment

The application has sought three changes to materials in several locations. The implementation of some or all of these individual elements would not lead to an overall reduction in the design quality of the development and therefore would not have a significant cumulative impact on the overall approach to the development.

Summary

Grant non-material amendments.

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