Delegated Report		Analysis sheet		Expiry Date:		22/12/2009		
		N/A / attac		Consultation Expiry Date:		N/A		
Officer			Application N	umber	(s)			
Elaine Quigley			2009/5101/P					
Application Address Land to rear of 169 York London N7 9LN	Way		See draft decision		e			
PO 3/4 Area Team Signature C&U			Authorised Of	ficer S	ignature			
Proposal(s) Details of windows surrour								
programme of ground inve (Condition 8) and details o 24/03/2009 (ref no: 2009/0 fronting onto Camden Mey	f foundations 211/P) for ere	and layout (Condition 9) pursuant t	o plann	ing permis	sion granted	d	
Recommendation(s):	on(s): Grant approval of 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 o	bjections	00	
			No. electronic	00				
Summary of consultation responses:	None receiv	ea						
	None receiv	ed						
CAAC/Local groups* comments: *Please Specify								

Site Description

The application site is located to the west of Camden Mews and comprises a rectangular parcel of land which lies to the rear of 169 York Way and fronts onto Camden Mews, adjacent to No. 127 Camden Mews. The site has been cleared in preparation for the construction work to commence to implement the recent planning permission. There is no access onto the site from the rear of 169 York Way which operates as a betting shop on the ground floor level with residential on the upper floors. Access is gained from a side wooden gate which fronts onto Camden Mews.

The site lies within the Camden Square Conservation Area and the mews has a varied architectural character of predominately two storey residential mews buildings.

Relevant History

Planning permission was **granted** on 24/03/2009 for amendments to planning permission 2007/2741/P, dated 18/02/2008, for the erection of a two-storey two bedroom single family dwelling (Class C3) fronting onto Camden Mews (2009/0211/P).

Planning permission was **granted** on 18/02/2008 by the Planning Committee for the erection of a two storey two bedroom single family dwelling (Class C3) fronting onto Camden mews (ref 2007/2741/P).

Planning permission was **granted** on 22/12/2006 for the erection of a two-storey two bedroom single family dwelling (Class C3) fronting onto Camden Mews. This dwelling was smaller in height than the approved scheme in 2008 and this proposal and was of a different design (ref 2006/3488/P)

Relevant policies

Replacement Unitary Development Plan 2006

B1 General design principles; B7 Conservation areas; N5 Biodiversity; N8 Ancient woodlands and trees

Assessment

Condition 2 - Details of windows surrounds and timber slats

Condition 2 required the submission of details of window reveals and external doors to ensure that there would be sufficient depth to the elevation to safeguard the visual interest to the front façade of the new building. The original drawings illustrated that the standard 40mm external reveals would be incorporated into the design. This was not considered to provide sufficient visual interest and depth to the elevations. This was considered particularly necessary for the composite bay window to the right hand side of the main two storey brick element and the windows below the main brick element of the Camden Mews façade which would have been designed to sit behind the brick element to allow for greater articulation within the whole elevation. Following discussions with the applicant the drawings have been revised to show that the windows would be set back to a depth of 80mm. This was considered acceptable.

Condition 4 - sample of external facing materials

The proposed brick sample panel (Harvest Buff) including the racked out mortar joints as seen on site are considered acceptable. The brick is an orange/pink colour with lead flakes and varied tones. Given the range of colours of the brick facades in Camden Mews, especially examples of good quality early 1980's brickwork – of which this brick is considered to relate most closely, the brick sample is considered acceptable. The sample is not considered to harm the character and appearance of the Mews and the Camden Square Conservation Area.

The windows would be velfac. This is considered acceptable. The treated timber at ground floor level is also acceptable.

Condition 6 - programme of ground investigation

Although the site does not lie within an area designated as contaminated land it was still considered necessary to attach a condition to ensure that land investigation would be carried out in order to protect future occupiers of the dwelling house given the poor state of the land. Condition 6 required the submission of a programme of ground investigation for the presence of soil and ground water contamination and landfill gas. The applicant has submitted a factual ground investigation report and site investigation report from PCGS consulting civil and structural engineers. The reports confirm that there is no contamination on the site. No further information would be required to be submitted.

Condition 7 - details of rainwater goods

Drawings have been submitted that show all rainwater goods and flues run internally within the building and all vents extend out to roof level. No rainwater goods, flues or vents would be visible from the street and would be considered acceptable.

Condition 8 - details of green roof

Details and specification of the index green roof have been submitted. The details are considered to be acceptable.

Condition 9 - details of foundations and layout

Condition 9 required the submission of the details of the foundations and layout in order to ensure that any trees on or adjoining the site would not be affected. The principle of the removal of the Sycamore tree that was on the site was agreed as part of the previously approved schemes in 2006 and 2008. Following a site visit on 24/11/2009 the tree has already been removed. The foundations for the most part are pile and beam foundations that would be less damaging than a trench foundation and would be considered acceptable.

Conclusion

Discharge conditions 2, 4, 6, 7, 8, and 9.

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