

Delegated Report		Analysis sheet		Expiry Date:		24/11/2009	
		Attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Michelle O'Doherty				2009/4512/P			
Application Address				Drawing Numbers			
38A St Paul's Crescent, London, NW1 9TN				Refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details pursuant of Conditions 2 (sample panel) of planning permission granted on 23/03/09 (2008/5048/P) for enlargement of the dwelling house to provide an extension at the rear, as an amendment to planning permission granted 26/10/2007 (ref. 2007/3898/P) for the erection of two-storey plus basement single dwelling house (C3) fronting St Paul's Crescent following demolition of existing garage.							
Recommendation(s):		Approval					
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

This approval of details is for all facing materials for the new single family dwelling house at 38a St Paul's Crescent (condition 2 of 2008/5048/P). Previously a dilapidated single car garage was located on the site (for which CAC was obtained for its demolition). The site is a parcel of land 5.15m wide to the rear of 102 Agar Grove, which is situated on the south side of Agar Grove at the junction with St. Paul's Crescent.

Relevant History

The single family house under construction is a two storey plus basement 1 bedroom house, referred to by the architects as 'The Little House'.

Advice was given that the new house should complement the neighbouring properties, not copying them exactly in design or materials nor be dominating in the street scene but relate to them by being a contemporary interpretation of the adjacent Victorian properties. The proposal has achieved this objective in design terms as assessed during the application stage. The materials were considered on site, are described below and shown on the accompanying photograph.

Relevant policies

N/A

Assessment

When the site visit was undertaken to view the sample brick panel for the quality and finish of the brick, the mortar and the pointing, it was felt that the recess of the pointing was too great but this issue has been addressed by bringing it forward to an agreed level and is shown on the photograph.

Bricks - Dutch engineering brick is in graphite and has a special semi-glazed face finish.

Mortar - a Tarmac (Y14) pre-mix dark grey colour mortar to guarantee colour consistency.

Windows – a dark-grey anodised aluminum-framed sash windows at the front of the house.

Stone facing panel – A light grey carrara arabescato marble for the front facing panel and window reveals.

Front Door - the door will be constructed out of tulipwood and will be painted in Farrow and Ball 'lamp room grey' in a dead flat oil finish.

All materials and the brick sample are deemed to be appropriate for the new build house and to meet the intent of the planning application such that the condition can be discharged. There are no other outstanding conditions.

Recommendation: Approve application to discharge condition as the sample materials are deemed

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