

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		06/11/2009	
		N/A / attached		<b>Consultation Expiry Date:</b>		21/10/2009	
<b>Officer</b>				<b>Application Number(s)</b>			
Hannah Parker				2009/4223/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
r/o 46-50 Gloucester Avenue & 1-2 Dumpton Place London NW1 8JD				Material Sample;			
<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 pursuant to condition 16 (samples of materials) planning permission dated 2nd November 2004 (ref. PEX0200634) (for the redevelopment of the site by the erection of a 3 storey B1 Use Class (business use) building located to the rear of 90-108 Gloucester Avenue, the erection of a 2 storey B1 Use Class (business use) building located to the rear of 68-88 Gloucester Avenue, the erection of a 2 storey plus basement terrace of 6 x 3 bedroom houses located to the rear of 52-66 Gloucester Avenue, the erection of a pair of 4 storey plus basement 5 bedroom houses at 46 Gloucester Avenue with a 9 space car park to the rear).							
<b>Recommendation(s):</b>		Approve submitted details					
<b>Application Type:</b>		Approval of Details					
<b>Conditions:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		N/A					
<b>CAAC/Local groups comments:</b>		None received.					

## Site Description

The site comprises of a parcel of land located to the east of a cul-de-sac (Dumpton Place) off Gloucester Avenue. It is located to the rear of nos. 52-88 Gloucester Avenue and includes a building that fronts Gloucester Avenue at no. 46. This parcel comprises a 2-storey brick workshop building with a corrugated metal pitched roof located to the rear of nos. 52-88 Gloucester Avenue, and a single storey brick storage and office building with a flat roof used for car parking at no. 46 Gloucester Avenue. Adjacent to the single storey building is a driveway with entrance gates and a crossover.

The site is located within the Primrose Hill conservation area.

## Relevant History

**PEX0200634** Demolition of the existing buildings on the site except for the existing boundary wall with the premises on Gloucester Avenue. **Granted 22/11/2004**

**2009/2435/P** Submission of details pursuant to condition 16 (samples of materials) planning permission dated 2nd November 2004 (ref. PEX0200634) (for the redevelopment of the site by the erection of a 3 storey B1 Use Class (business use) building located to the rear of 90-108 Gloucester Avenue, the erection of a 2 storey B1 Use Class (business use) building located to the rear of 68-88 Gloucester Avenue, the erection of a 2 storey plus basement terrace of 6 x 3 bedroom houses located to the rear of 52-66 Gloucester Avenue, the erection of a pair of 4 storey plus basement 5 bedroom houses at 46 Gloucester Avenue with a 9 space car park to the rear).  
Granted 17/07/2009

## Relevant policies

### Camden Replacement Unitary Development Plan 2006

B1 General Design  
B7 Conservation Areas

## Assessment

### *Condition 16*

*The facing materials to be used on the buildings hereby approved shall not be otherwise than as shall have been submitted to and approved by the Council before any work on site is commenced.*

*Reason: To ensure that the Council may be satisfied with the external appearance of the buildings in accordance with the requirements of policies EN1, EN13, and EN31 of the London Borough of Camden Unitary Development Plan 2000.*

A sample of the proposed facing brick has been submitted for approval under condition 16.

The proposed bricks are similar to those already approved under a separate application (2009/2435/P).

The design of the buildings at nos. 46-50 Gloucester Avenue are modern interpretations of the Victorian townhouses which feature on this street. The materials submitted are considered appropriate for the approved design which will be in keeping with the modern design ethos of this building whilst providing a visual link with the surrounding area.

The proposed materials submitted are considered acceptable and it is recommended that the condition is discharged.

**Recommendation: Discharge condition 16**

**Disclaimer**

*This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613*