

Delegated Report		Analysis sheet		Expiry Date:		14/09/2009	
		N/A / attached		Consultation Expiry Date:		n/a	
Officer				Application Number(s)			
Victoria Fowlis				2009/3402/P			
Application Address				Drawing Numbers			
41 Queen's Grove London NW8 6HH				See decision letter.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of brick sample panel (to include brick sample, mortar mix, pointing specification and brick bond) pursuant to condition 1 of planning permission 2009/2258/P granted on 30th of June 2009 'in connection with additions and alterations residential dwelling (Class C3) as a revision to planning permission 2007/3397/P'							
Recommendation(s):		Approve 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 objections	00
				No. electronic	00		
Summary of consultation responses:		n/a					
CAAC/Local groups* comments: *Please Specify		n/a					

Site Description

1930s Neo-Georgian dwellinghouse in the St John's Wood conservation area.

Relevant History

2009/2258/P – planning permission granted 30 June 2009 for *External alterations to include the raising of parapet and amendments to detailing and fenestration to all elevations, enlargement of dormer windows at second floor level and various alterations to windows on all elevations to residential dwelling (Class C3) as a revision to planning permission 2007/3397/P for the "Erection of a building comprising basement, ground, first floor and roof storey for use as a single-family dwellinghouse (following the demolition of existing single dwellinghouse)" granted on 22/11/2007.*

Relevant policies

UDP 2006 – B1, B7

Assessment

Condition 1 of the planning permission requested a sample panel of the facing brickwork. This has been provided and viewed on site. It is proposed to use a handmade multi stock for the main body of brickwork, with a red stock for dressings and detail. The colour and texture of the submitted bricks is considered to be acceptable in the context – there are a number of Neo-Georgian buildings in the area, which are building in brown or multi stocks. The brickwork will be laid in Flemish bond with recessed pointing.

The details submitted are considered acceptable in the context of the approved building and the wider St John's Wood conservation area, and approval is recommended.

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