

Delegated Report		Analysis sheet		Expiry Date:		02/07/2009	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Edward Jarvis				2009/2267/P			
Application Address				Drawing Numbers			
3 Oak Hill Way London NW3 7LR				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Submission of details for discharge of Condition 2 pursuant to planning permission granted on 08/10/2007 (application reference: 2007/4128/P) for Alterations and extensions to remodel the single dwelling house including excavation at lower ground floor level to provide additional habitable floor space and a larger garage, a two storey side extension to square off the south elevation, raising of the roof within the front elevation and installation of dormer windows, a new rear wing at first floor level including dormer windows and balconies, a small addition to the front edge of the ground floor terrace, erection of a stone chimney and external cladding on south and west elevations and roof with cedar shingles.							
Recommendation(s):		Approve					
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: <small>*Please Specify</small>		N/A					

Site Description

A single family dwelling, constructed in the mid 1980s, comprising ground and first floors. Originally facing south/west, the dwelling comprised 2 storeys and 3 bedrooms. Rear extensions were subsequently added; part two and part single storey running back eastwards. A garage is at lower ground level which, due to the topography of the area, is at street level. This and other buildings within close proximity are of a substantial size and are set in large private gardens.

The cul-de-sac of Oak Hill Way is a secluded area with a narrow tarmac road, with three (including the application site) large detached dwellings, all of modern appearance, surrounding the road head.

Within the Hampstead Conservation Area. The property is identified in the CAS as detracting from the area and as a building that would benefit from enhancement

Relevant History

Planning permission 2007/4128/P granted on 08/10/2007 for alterations and extensions to remodel the single dwelling house including excavation at lower ground floor level to provide additional habitable floor space and a larger garage, a two storey side extension to square off the south elevation, raising of the roof within the front elevation and installation of dormer windows, a new rear wing at first floor level including dormer windows and balconies, a small addition to the front edge of the ground floor terrace, erection of a stone chimney and external cladding on south and west elevations and roof with cedar shingles.

Relevant policies

B1

B7

Assessment

Condition 2 of planning permission 2007/4128/P states:

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) plan, elevation and section drawings of all new windows at a scale of 1:10 including jambs, heads and sill with typical glazing bar details at 1:2;*
- b) a sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed. The relevant part of the works shall then be carried in accordance with the approved details.*

The proposed windows are in timber and are considered acceptable.

The permission reworks an existing house and retains some facing materials. The new facing materials are tiles to the roof and timber cladding to walls.

The tile is a Rosemary 4 plain clay tile of a dark brown colour. It is acceptable.

The planning report and case description refer to cedar shingles. The approved drawings annotate weatherboard. The sample submitted is a tongue and groove Weston Red cedar board. The submission is inline with the approved drawings and is considered acceptable.

I recommend the discharge of this condition.

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