

Delegated Report		Analysis sheet		Expiry Date:		03/07/2009	
		N/A / attached		Consultation Expiry Date:		n/a	
Officer				Application Number(s)			
Joanna Ecclestone				2009/2219/P			
Application Address				Drawing Numbers			
523 Finchley Road London NW3 7BD				Refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details of facing materials pursuant to part of condition 2 attached to planning permission granted on 03 April 2007 (ref: 2006/5903/P) as a variation to approved details on 23rd October 2007 (ref. 2007/4297/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

The site is near the corner of Finchley Road and Parsifal Road. The approved 5 storey building fronts onto Finchley Road; at the rear, a service road gives access from Parsifal Road to the rear of the site and the location of the approved dwelling house. It is not in a Conservation Area.

Relevant History

2006/5903/P – planning permission granted for demolition of existing building and outbuildings and erection of a 5 storey building comprising 11 flats (1 x 1bed, 7 x 2-bed and 3 x 3-bed) fronting onto Finchley Road and a 2 storey detached dwelling house to the rear of the site and provision of 10 car parking spaces and 16 cycle spaces accessed via Parsifal Road.

2007/4297/P – details submitted to part discharge condition 2 –approved.

Relevant policies

B1 – General Design Principles.

Assessment

Condition 2 required submission of details of layout, sections, elevations and facing materials to be used on both buildings, including details at scale 1:20 of roof level equipment (such as solar panels and plant) and of architectural features (such as windows, doors, canopies and balconies).

The condition has already been partially discharged (ref no. 2007/4297/P) by submission of samples and details of Trespa Meteon cladding panel, White render, Sarnafil, lead grey, for roof coverings & Eternit weatherboard, cream white, on the rear building. The Trespa cladding panel was to be used in place of the previously approved terracotta tile.

This application proposed amendments as follows:

Substituting Kingspan terracotta tile for the Sienna Brown Trespa panel

Substituting Kingspan XL Forte minirib panel (Anthracite) for the Urban Grey trespa panel

and Amending the white render to Kingspan render panel 'Pearl':

Terracotta tiles were specified on the original drawings, and a substitute of Trespa cladding panels was considered acceptable as it provided the red tones considered to be important in this location. A return to the terracotta tile is uncontentious and the proposed sample is acceptable.

The Kingspan XL Forte minirib panel is in place of previously specified 'metal cladding' on the elevations of the roof level storey. The overall effect will be similar, the colour is considered acceptable.

The proposed palette of materials is in keeping with the overall approach as approved, and as intended to be visually complementary to the predominantly red brick built buildings of Finchley Road. They are therefore considered adequate for this part of the condition to be discharged.

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