

Delegated Report		Analysis sheet	Expiry Date:	01/07/2009
		N/A / attached	Consultation Expiry Date:	n/a
Officer			Application Number(s)	
Victoria Fowlis			2009/2198/P	
Application Address			Drawing Numbers	
30 Oval Road London NW1 7DE			See decision letter	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Submission of details of a sample panel pursuant to Condition 1, and submission of details of all windows in the development pursuant to Condition 4 for Planning permission granted 09/04/2009 - Application 2009/0066/P for the substantial redevelopment to create a part-4, part-5, part-6 storey building plus basement to provide office space (Class B1) at ground and basement levels and residential use (Class C3) providing a total of 70 self-contained flats (27 x 1-bedroom; 35 x 2-bedroom; 6 x 3-bedroom and 2 x 4 bedroom, including 24 affordable units) with ancillary landscaping, together with alterations to the retained elevations, including rebuilding of facades on the Gilbeys Yard elevation. (Following the substantial demolition of the existing buildings see associated conservation area consent 2009/0069/C and listed building consent 2009/0068/L)				
Recommendation(s):		Approve conditions 1 and 4		
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

C19 industrial building located partially within the Regent's Canal Conservation Area (the north eastern corner of the site is not within the conservation area). Permission was granted for partial demolition, alteration and extension.

Relevant History

Planning permission, conservation area consent and listed building consent granted 09.04.09 for *The substantial redevelopment to create a part-4, part-5, part-6 storey building plus basement to provide office space (Class B1) at ground and basement levels and residential use (Class C3) providing a total of 70 self-contained flats (27 x 1-bedroom; 35 x 2-bedroom; 6 x 3-bedroom and 2 x 4 bedroom, including 24 affordable units) with ancillary landscaping, together with alterations to the retained elevations, including rebuilding of facades on the Gilbeys Yard elevation. (Following the substantial demolition of the existing buildings see associated conservation area consent 2009/0069/C and listed building consent 2009/0068/L)*

Relevant policies

UDP 2006 –
B1, B7

Assessment

Details have been submitted in regard to conditions 1 (samples of all facing materials including sample panel of brickwork) and 4 (detailed drawings of the new windows). Samples have been provided and viewed on site, and detailed drawings of the windows submitted.

Brick samples – the brickwork of the new elements of the building is proposed to be a Parham Red Stock, which is a sandy-textured orangey red brick. This will be laid in stretcher courses with a neat slightly recessed joint in pale mortar. The colour, texture, and bond of the brick work is considered to be acceptable in this context as it is clearly differentiated from the stock brick finish of the retained and rebuilt elements of the existing building. The colour is not considered to be out of keeping as there is a wide variety of brick types and colours in this part of the conservation area, including the red brick of the Interchange building.

Samples of the rebuilt elements were also viewed – the salvaged brickwork is being re-laid in a bond to match the existing.

The remaining materials samples include Sto render in an off-white colour, dark grey PPC aluminium panels and curtain wall framing, and oak boarding. The palette of materials is considered to work well together and in the context.

Windows – detailed drawings have been submitted and sample windows viewed. Timber framed sash windows will be installed on the historic elevations; these will have an alternative opening mechanism which allows for cleaning. The sample, framing dimensions and depth of reveals etc are considered acceptable in the context. Composite windows will be used elsewhere in the new part of the development – these will have an aluminium outer frame which matches the aluminium cladding at the upper level. The framing dimensions are considered acceptable.

In summary the details submitted are considered to successfully meet the requirements of the conditions and will preserve the character and appearance of this part of the conservation area. Approval is therefore recommended.

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