

Delegated Report		Analysis sheet		Expiry Date:		21/05/2009	
		N/A / attached		Consultation Expiry Date:		15/05.2009	
Officer				Application Number(s)			
Charlie Rose				2009/1518/P			
Application Address				Drawing Numbers			
Fitzjohns Lodge 3 - 7 Fitzjohn's Avenue London NW3 5JY				Refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Submission of details of materials pursuant to Condition 2 of planning permission 2008/4976/P granted 20/02/2009.							
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:		Site Notice: No response					
CAAC/Local groups* comments: *Please Specify		N/a					

Site Description

The application site is located on the west side of Fitzjohns Avenue on the junction with Maresfield Gardens. The site used to comprise 3 x 3-storey plus basement and roof, red brick, Queen Anne Revival villas. The villas were demolished without consent, except for the part retained facades of no. 3, during the implementation of works to convert the building from hotel to 22 self-contained residential flats including partial redevelopment, rear extensions and underground car park approved on 01/10/2001 (ref: PW9802335R4). The properties were identified as making a positive contribution to the Fitzjohn's & Netherhall Conservation Area of which they form a part.

Works have been continuing on site; the applicant has to date built the superstructure of nos. 5 and 7, the basement car park and is nearly completed the basement excavation to no.3.

Relevant History

PW980233SR4 Planning permission was **GRANTED** on 01/10/01 for partial redevelopment and partial refurbishment, with alterations and extensions at roof level and the erection of rear extensions and terraces at all levels, in connection with the change of use of the property from a hotel to 22 self-contained flats, together with the formation of an underground car park for 21 cars beneath the rear garden area with vehicular access between nos. 5 and 7 Fitzjohn's Avenue.

2006/3895/P approval of details **GRANTED** for the details of elevations and facing materials; and sample panel of brickwork, pursuant to conditions 2 and 3 of the planning permission dated 1st October 2001 (PW9802335/R4) (for partial redevelopment and refurbishment to provide 22 self-contained flats). (ref: 2006/3895/P)

2007/2403/P Planning permission was **GRANTED** on 10/09/07 for alterations and additions to elevations and rear garden area of all properties, including a new dormer window on front of no.7, new and altered velux windows on all roofs, amended form of gable link between nos. 3 and 5, amended entrance canopy on front of no. 7, rear elevational alterations at lower and upper ground floors of nos. 3-7, new lightwell at rear of no. 3, alterations to fenestration on north side elevation of no. 7 and south side elevation of no. 3, relocated chimney stacks and bridge link between nos. 5 and 7, various amendments to window openings and balustrade railings on all facades, amended layout of underground car park with new cycle storage, amended car park access ramp gradient, erection of new garden shed in rear garden, and amended access gate from Maresfield Gardens, all as an amendment to planning permission granted 01/10/01 (Ref: PW9802335R4) for partial redevelopment and partial refurbishment, with alterations and extensions at roof and rear levels, in connection with the change of use of the property from a hotel to 22 self-contained flats, plus the formation of an underground car park for 21 cars beneath the rear garden area with vehicular access between nos. 5 and 7 Fitzjohn's Avenue.

2007/2810/P Planning permission was **GRANTED** on 12/10/07 for alterations and additions to approved external areas, including alterations to Maresfield Gardens and Fitzjohns Avenue boundary walls with addition of new entrance gates; addition of basement plant room within rear basement car park and reconfiguration of approved car park towards rear of buildings; erection of refuse and recycling stores adjoining rear entrance off Maresfield Gardens, all as an amendment to planning permission granted 01/10/2001 (Ref: PW9802335R4), as further revised by planning permission granted 10.9.07 (ref 2007/2403/P), for partial redevelopment and partial refurbishment, with alterations and extensions at roof and rear levels, in connection with the change of use of the property from a hotel to 22 self-contained flats, plus the formation of an underground car park for 21 cars beneath the rear garden area with vehicular access between nos. 5 and 7 Fitzjohn's Avenue.

2007/6384/P – Withdrawn Amendments to planning permission PW980233SR4 for provision of glazed link between nos. 5-7 Fitzjohn's Avenue, 22 residential units and associated work,

reducing the number of residential units to 18 and replacing an existing timber link at the top level between nos. 5 - 7 with frameless clear glass.

2008/2397/P - Withdrawn Demolition of existing hotel accommodation and redevelopment behind part retained facade of no.3 Fitzjohn's Avenue to provide a building of lower ground, ground and first to third floors and complete redevelopment of nos. 5 & 7 to provide two buildings comprising basement, lower ground, ground, first to third floor [re-creating the original facade of the buildings] linked by a glazed extension rising to roof level comprising 19 self-contained residential units, excavation of basement to provide car and cycle parking and porters lodge within basement of no. 3 Fitzjohns Avenue.

2008/4976/P Planning permission **GRANTED** for the Demolition of existing hotel accommodation and redevelopment behind part retained facade of 3 Fitzjohns Avenue to provide a building of lower ground, ground and first to third floors and complete redevelopment of nos, 5 & 7 to provide two buildings comprising basement, lower ground, ground, first to third floor (re-creating the original front facade of the buildings) linked by a glazed extension at lower ground, ground and third floor comprising 18 self-contained residential units, excavation of basement to provide car and cycle parking and porters lodge within basement of no.3 Fitzjohns Avenue. (2008/4976/P)

Relevant policies

B1 General Design Principles
B3 Alterations and Extensions
B7 Conservation Areas

Assessment

Approval is sought to discharge the details of materials pursuant to Condition 2 of planning permission 2008/4976/P granted 20/02/2009.

The wording of the condition states that, "within one month of the date of the decision or before the relevant parts of the works are commenced, whichever is sooner, full scale sample panels of the materials to be used in the construction of the external surfaces of the development (buildings and brick boundary wall) hereby permitted shall be erected on-site for approval by the Council. The sample panels of all facing materials should include (but not be limited to) brickwork, clay roof tiles, decorative hung clay tiles to front elevation gable and tower of no.3, flat arched red rubbers, samples of the decorative terracotta detailing including the decorative feature panels to front and side elevations, decorative elements to top the chimney stacks and the varies corncing, demonstrating the proposed colour, texture, face-bond and pointing. The development shall be carried out in full and strict accordance with the approved materials and the relevant part of the development shall not commence until approval is granted. "

The proposed materials and details are clearly explained in the revised supporting statement document including its appendices. A brief summary of the materials include;

1. Facing Brickwork - Ibstock Swanage Imperial light Red Stock, (sample brick and panel checked on site and included and documented in the document)
2. Brick mortar – revised Limetec HLM 3.5 (moderately hydraulic) red tinted mortar (mix of; Red - terracotta pigment - 3.0kg per tonne, Black - 0.8kg per tonne Maize 1.0 kg per tonne.) Sample as inspected on site and expended upon on appendix E. The width of joint needs to be maintained at circa 8mm.
3. Gauged Brickwork Samples - Wm Reade of Aldeburgh, Suffolk, medium red rubbing brick, cut to voussoir shapes, blocks etc. with rubbed face and bonded to concrete backing lintol. Oversize blocks will be carved to produce the decorative keystone features (carved arches are to the front elevation only). Revised sample inspected on site sample as seen on site 29 April and information Included within appendix D.
4. Wet cast white painted concrete cills to windows, as per the sample panel documented in the supporting document.
5. Decorative Pressed Brickwork - The bricks proposed for the Decorative work, including strings, cornices, hood mouldings include:
Charnwood Forest Ltd Victorian Red handmade specials (in accordance with drawn details Types 01 to 14); Flower Pattern Blocks: Charnwood Forest Victorian Red handmade specials; Stem & Leaf Pattern Blocks: Charnwood Forest Hampshire Red handmade specials.
The detailed design for each decorative brickwork section is clearly shown in 1:2 scaled section drawings within appendix B. In addition to these drawings, salvaged "exemplar" brick cornices and features have been set aside for mould making purposes shown in Figs. 1 –20 of appendix B.
6. Roof tiles - decorative hung clay tiling Keymer Tile – Shire Heritage range, alternating coursing in bands of Club tiles and Plain tiles and corner tiles. As seen on site and included in the supporting document.

The success of the development will depend on the appropriate use of high quality materials, detailed design and finished appearance. The proposed details and materials are comprehensive (also covering the guttering, chimney, ridge tiles etc), respectful and accurate to the original building and of high quality. In this regard the proposed materials and details will result in the successful restoration of the buildings and in doing so preserve the character and appearance of the Conservation Area. In this regard the approval of details is recommended for approval.

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