

Delegated Report		Analysis sheet		Expiry Date:		11/05/2009	
		N/A / attached		Consultation Expiry Date:		n/a	
Officer				Application Number(s)			
Joanna Ecclestone				2009/0947/P			
Application Address				Drawing Numbers			
17-17A Murray Street London NW1 9RE				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Submission of details of samples of facing materials pursuant to condition 2 of the planning permission dated 16/04/08 (2007/5335/P) for erection of a 3-storey building plus basement comprising office (Class B1) or storage and distribution (Class B8) uses at basement and ground floor levels and 6 flats (4 x 2 bed, 1 x 3 bed and 1 x studio) (Class C3) over basement, ground, first and second floor levels including creation of terrace at first floor level fronting Murray Street.							
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 application site is located on a triangular piece of land on the north side of Murray Street at its intersection with Murray Mews and is currently vacant. St Augustine's Road lies to the south with Agar Grove further beyond.

The site is located within the Camden Square Conservation Area.

Relevant History

2007/5335/P – Permissions granted for a 3-storey building plus basement comprising office (Class B1) or storage and distribution (Class B8) uses at basement and ground floor levels and 6 flats (4 x 2 bed, 1 x 3 bed and 1 x studio) (Class C3) over basement, ground, first and second floor levels including creation of terrace at first floor level fronting Murray Street.

Relevant policies

B1 – General Design Principles

B7 – Conservation Areas

Assessment

Condition 3 required a panel of external materials to be erected on site for approval.

This has been inspected – it included a brick sample panel (Ibstock Leicester Multi Cream Stock) with light coloured mortar and a flush joint, Velfac window joinery (RAL7040 window grey), metal powder coated louvers, terracotta coloured render panel, glass blocks and balustrade sample.

The materials are in keeping with both the original permission and the materiality of the surrounding buildings. They provide an acceptable palette of materials and tones, and will sit comfortably in the context of the surrounding buildings. They are therefore considered acceptable.

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