

Delegated Report		Analysis sheet		Expiry Date:		16/03/2009	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Alan Wito				2008/5958/P			
Application Address				Drawing Numbers			
51A Gloucester Crescent London NW1 7EG				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details of facing material pursuant to condition 2 of planning permission dated 13/07/07 (2007/2504/P) for erection of a 2 storey side extension to single family dwelling house (Class C3).							
Recommendation(s):		Discharge condition					
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 building is a two storey house, possibly dating from the late nineteenth century.

The property lies within Primrose Hill Conservation Area and the buildings is surrounded by listed buildings on Gloucester Crescent, Oval Road and Regent's Park Terrace.

Relevant History

Planning permission was granted on 13/7/07 for the erection of a two storey side extension clad in zinc (ref: 2007/2504/P)

Planning permission was granted on 18/2/05 for the erection of a 2 storey side extension (ref: 2005/0030/P)

Planning permission was granted on 18/2/05 for the erection of a two storey side extension with the first floor cantilevered over the access way (ref:2005/0028/P)

Relevant policies

Replacement UDP – Adopted June 2006

Policies:

- B1 – General design principles
- B3 – Alterations and extensions
- B6 – Listed buildings (setting of)
- B7 – Conservation areas

Assessment

Planning permission 2007/3504/P allowed a two storey side extension clad in zinc. The only condition requiring discharging was:

“A sample panel of the facing materials shall be submitted to and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given.”

The agent has submitted a sample of Rheinzink pre-weathered blue/grey zinc. This sample is considered to be of an acceptable standard to compliment the contemporary design of the proposed extension. The agent has confirmed verbally that the zinc panels will be single sheets to match the joints shown on the approved drawings. There will be no additional seams or joints.

It is recommended that the condition is discharged.

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