

N.J. Richard Project Ltd
Unit 3 King George House
1-5 Harpsfield Broadway
Comet Way
Hatfield
HERTS
AL10 9TF

Application Ref: **2008/2148/P**
Please ask for: **Jenny Fisher**
Telephone: 020 7974 **2527**

12 March 2009

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Approval of Details Part Granted/Refused

Address:

308 Kilburn High Road
London
NW6 2DG

Proposal:

Submission of details of facing materials and details of a soil investigation pursuant to conditions 2 and 4 of the planning permission dated 03/01/2007 (2005/1421/P) for erection of a 3 storey building to provide 4 self-contained flats.

The Council has considered your application and decided the following:

a) to GRANT APPROVAL for:

Submission of details of facing materials (brickwork, render and roof tiles) pursuant to part condition 2 and details of soil investigation pursuant to condition 4 of the planning permission dated 03/01/2007 (2005/1421)/P for erection of a 3 storey building to provide 4 self-contained flats.

Drawing Nos: Site plan; BB/008 C; Photosheets x4; e-mail dated 16/09/2008; Sarnafil roofing; concrete tiles data; drawing 643/BB/008 Rev. C; Chemtest data



b) to REFUSE :

Submission of details of facing materials (window sample) pursuant to part condition 2 of the planning permission dated 03/01/2007 (2005/1421/P) for erection of a 3 storey building to provide 4 self-contained flats.

Drawing Nos:

Reasons for Refusal

- 1 The Council has not been able to determine the impact of the window detail on the appearance of the building due to the failure to provide a window sample as required by condition 2 of planning approval 2005/1421 dated 3rd. January 2007. Details may have an adverse impact on the appearance of the building contrary to policy B1 (general design principles) of the London Borough of Camden Unitary Development Plan 2006.

Informative(s):

- 1 You are advised that condition 2 cannot be fully discharged because information submitted concerning windows is insufficient. Information is conflicting and a window sample has not been provided. You are reminded that work on the relevant parts of the building should not progress prior to written approval by the Council of facing materials.
- 2 I would advise you that you are in breach of condition 2 as window details should have been submitted before work commenced. You have not submitted window samples therefore part of condition 2 has not been discharged. This renders your entire scheme unlawful.
- 3 You are advised to submit an application for planning permission to regularise works that do not strictly comply with approved drawings including the shop front and alterations to fenestration.

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