

Delegated Report		Analysis sheet		Expiry Date:		21/03/2008	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
John Sheehy				2008/0138/P			
Application Address				Drawing Numbers			
150 Loudoun Road London NW8 0DH				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
<p>Details of elevations/sections and facing materials pursuant to condition 2 of planning permission granted 08/07/05 (2004/0885/P) for the redevelopment of the site by the erection of four 3-4 storey plus basement terraced houses with B1 accommodation and condition 2 attached to planning permission granted 20/08/07 (2006/5644/P) for amendments to scheme, namely enlargement of basement, additional front lightwell to Class B1 unit, enlargement of third floor attic room for residential maisonette (unit 5) and elevational alterations.</p>							
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	0	No. of responses	0	No. of objections	0
				No. electronic	0		
Summary of consultation responses:		N/A					
Local groups comments:		N/A					

Site Description

The site is located on the east of Loudoun Road near the junction with Boundary Road and has a frontage 48 metres long on Loudoun Road. The site was used as a petrol filling station and MOT testing facility until recently and is currently cleared with the street frontage boarded. The site is not located in a Conservation Area. Grace Chapel, a Grade II listed building, is located immediately to the north of the site.

Relevant History

Application Site

The Council granted permission for the erection of four 3-4 storey plus basement terraced houses with integral garages and a 3 storey with basement unit comprising Class B1 business use on basement and ground floors with forecourt parking and a residential maisonette on upper floors on 8th July 2005. Ref: 2004/0885/P.

The Council approved details of contaminated land investigation and remedial measures pursuant to condition 7 of planning permission dated 8.7.05 ref 2004/0885/P in January 2007. Refs: 2006/5190/P.

The Council approved details of design of building foundations and the layout, with dimensions and levels, of service trenches and other excavation on site in so far as they affect trees on or adjoining the site and details of protection of trees from damage pursuant to conditions 10 & 11 of approved scheme (ref: 2004/0885/P) dated 08/07/05 in February 2007. Refs: 2006/5638/P

Planning permission was granted for amendments to this permission including provision of one additional front lightwell to the Class B1 unit, and enlargement of the third floor attic room for the residential maisonette (unit 5), plus various elevational alterations on 20th August 2007. Ref: 2006/5644/P.

The Council approved details of waste storage and removal pursuant to condition 6 and details of cycle storage facilities pursuant to condition 7 of the planning permission ref. 2006/5644/P in February 2008. Refs: 2007/6347/P and 2007/6346/P.

Neighbouring Sites

152 Loudoun Road, Grace Chapel/All Souls Development: The Council granted permission for change of use of part of church building to 8 residential units plus the retention of part of the nave and apse for continued use for social and community purposes (Class D1), and associated works of conversion and elevational alterations, and the redevelopment of the church hall site for a new 4 storey building comprising 8 residential units with 2 courtyards and 2 roof terraces subject to a Section 106 Agreement on 14th February 2006, ref.: PWX0202923.

Relevant policies

Camden Unitary Development Plan 2006

S1/S2 Sustainable Development

SD1 Quality of life

B1 General design principles

Camden Planning Guidance 2006

Assessment

Condition 2 of 2004/0885/P and Condition 2 of 2006/5644/P state: The details of the elevations/sections (at a scale of at least 1:50) and facing materials to be used on the building shall not be otherwise than as shall have been submitted to and approved by the Council before any work is commenced on the relevant part of the development. Such details in particular shall show glazing to be introduced within the entrance doors of the proposed houses. These parts of the development shall not be carried out otherwise than in accordance with the details thus approved.

Assessment

The applicant has submitted elevation and section drawings. The elevation drawings indicate the materials to be used. The following samples were submitted:

- White render panel
- Panel of blue-grey facing brickwork
- Section of American oak to be used for entrance doors, garage doors and meter cupboards
- Section of European oak to be used on timber louvres on the front façade
- Grey colour RAL 7023 to be used on powder coated aluminium windows frames.

The Loudon Road elevation will have a rendered finish with large grey aluminium framed (RAL 7023) window openings. On this elevation the following elements will be in oak: the entrance doors; garage doors; and the louvres in front of the first and second floor windows.

The rear and part of the side (southern) elevation of the building will be rendered. The remaining part of the south elevation is to be constructed of a blue/grey brick. The window frames will be grey painted aluminium (RAL 7023).

The short northern side elevation, adjoining the All Souls development, will be rendered. The window frames will be grey painted aluminium (RAL 7023).

The front and rear elevations will have aluminium brise soleil at the top of the building stretching the full width above the windows, painted grey to match the window frames. These will wrap around the corners and continue for short length along the side elevations (except for the northeast corner which adjoins the All Souls development).

The render sample is considered to be high quality and durable and not likely to discolour over time. The oak will be treated to retain its colour. The blue/grey brick with blue/grey mortar is considered to be appropriate in terms of colour and texture. The materials are considered to form a high quality, coherent palette.

The predominantly render and timber finish on the Loudon Road elevation with large window openings is considered to be high quality and to relate well to the surrounding area. The proposal is considered to respect the setting of the adjoining listed Grace Chapel and the character of the nearby Alexandra Road Conservation Area.

Overall, the proposal is considered to be consistent with UDP Policies S1/S2, SD1 and B1 and therefore acceptable in terms of design.

Recommendation: Approve details.

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