

Delegated Report		Analysis sheet		Expiry Date:		25/04/2008	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Hannah Walker				2008/0817/P			
Application Address				Drawing Numbers			
Loot House 24-32 Kilburn High Road London NW6 5TF				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Submission of details of facing materials pursuant to condition 2 of the planning permission dated 23/12/2005 (2005/3051/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	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

This 5 storey plus basement office building was built in the 1960's and is currently vacant. The site is located outside a conservation area.

Relevant History

Planning permission (2003/0455/P) was **granted** on 1 November 2004 for "Change of use from Class B1 offices to a Class A1/B1 unit on basement and ground floors, and a "Sui Generis" residential hostel (comprising 52 bedrooms and communal facilities) on basement to 4th floors, plus basement parking and storage, erection of a rear extension and spiral staircase at 2nd and 3rd floors, and associated front and rear elevational alterations."

Planning permission (2005/0291/P) was **granted** on 6 April 2005 for "Revision to planning permission approved on 1/11/2004 (ref 2003/0455/P, for the change of use to a Class A1/B1 unit and a 52 bedroom residential hostel, plus erection of rear extension and associated elevational alterations), to incorporate provision of basement carparking, a ground floor Class A1/B1 unit, and a 59 bedroom residential hostel with communal facilities on basement to 4th floors, remodelling of front and rear facades with new balconies on both, erection of 2nd to 4th floor rear extensions, and erection of a rear ground floor refuse store."

An approval of details application (2005/2331/P) was **granted** on 11 January 2006 for "Change of use of approved ground floor unit from retail/office use (Class A1/B1) to restaurant and cafe use (Class A3), plus setting forward by 0.6m of the ground floor façade, as a variation to planning permission for change of use from Class B1 offices to Class A1/B1 unit on ground floor and Sui Generis residential hostel on upper floors with associated extensions and alterations."

Planning permission (2005/3051/P) was **granted** on 23 December 2005 for "Revision (incorporating addition of new 5th floor roof extension containing 10 additional bedrooms) to planning permission approved on 6th April 2005 (ref 2005/0291/P) for provision of basement carparking, a ground floor Class A1/B1 unit, and a 59 bedroom residential hostel with communal facilities on basement to 4th floors, remodelling of front and rear facades with new balconies on both, erection of 2nd to 4th floor rear extensions, and erection of a rear ground floor refuse store."

An approval of details application (2005/4146/P) was **granted** on 14 November 2005 for "Submission of details of facing materials pursuant to condition 2 of the planning permission dated 06/04/05 (2005/0291/P).

An approval of details application (2007/6327/P) was **granted** on 13 February 2008 for "Details of storage and waste disposal and cycle parking pursuant to conditions 3 and 5 of planning permission dated 11/11/04 (2003/0455/P), conditions 3 and 4 of planning permission dated 06/04/05 (2005/0291/P) and condition 3 of planning permission dated 23/12/05 (2005/3051/P) for change of use from Class B1 offices to a Class A1/B1 unit on basement/ground floor and a "Sui Generis" residential hostel on upper floors and external alterations."

Relevant policies

- B1 – General design principles
- B3 – Alterations and Extensions

Assessment

This application seeks to discharge condition 2 of planning permission 2005/3051/P. This condition required the submission of details of the elevations and facing materials to be used on the 5th floor roof extension.

The original application proposed the use of zinc cladding for the roof extension. It is now intended to use a pre-finished steel cladding material, in a grey colour that will have a similar appearance to zinc. This has a flat surface and will be laid with vertical seams, in the manner shown on the approved drawings. The windows at this floor level are to be powder coated aluminium, colour matched to the cladding material. The escape stair and access stairs to the flat roof area to the rear at 5th floor level will also be colour matched to the metalwork elsewhere on the building.

The proposed details are considered acceptable. Recommend discharge of condition 2.

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