

Delegated Report		Analysis sheet		Expiry Date:		07/02/2008	
		N/A / attached		Consultation Expiry Date:		-	
Officer				Application Number(s)			
Bernice Cheung				2007/6171/P			
Application Address				Drawing Numbers			
Lyndhurst Hall Warden Road Athlone Street London NW5 4RE				Refer to decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Amendments to details of samples panels of all external materials (including windows, glazing, balustrading, automatic shutter, and brickwork demonstrating the proposed colour, texture, face-bond and pointing) previously discharged on 14th May 2007 (ref. 2007/2014/P) pursuant to condition 3 attached to the planning permission subject to a section 106 legal agreement dated 18th May 2006 (for demolition of Lyndhurst Hall and development of three 5 to 8 storey residential blocks).							
Recommendation(s):		Grant Approval of 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 site at Lyndhurst Hall is situated between Warden Road and Athlone Street, at the juncture with Weedington Road, Kentish Town.

The site is adjacent to a converted public house (2-3 storeys plus mansard) and more recently, a Housing Association property (4 storeys), to the west. Beckington House (4 storeys), Beckington open space and other local authority housing adjoin the site to the east. High-rise residential blocks (10-15 storeys) are situated directly north of the site on Warden Road. Existing residential development to the west and south of the site, on Athlone Street are generally 4 storeys in height.

The area is generally of diverse architectural character with building ages ranging from late 19th to late 20th century development. The wider urban grain is partly characterised by terraced housing and partly free standing blocks of various heights and forms.

Relevant History

2007/2014/P – Approval of Details granted for details of samples panels of all external materials (including windows, glazing, balustrading, automatic shutter, and brickwork demonstrating the proposed colour, texture, face-bond and pointing) pursuant to discharge of condition 3 attached to the planning permission subject to a section 106 legal agreement granted on 18 May 2006 for demolition of Lyndhurst Hall and development of three 5 to 8 storey residential blocks in a 'C' formation to provide 51 self contained flats with 17 car parking spaces at basement level.

Relevant policies

LBC Replacement UDP Adopted June 2006
Policy B1 – General Design Principles

Assessment

This application seeks to amend the palette of materials previously discharged as part of Condition 3 of planning permission 2005/4429/P.

As per Condition 3, samples of all external materials, including windows, glazing, balustrading, automatic shutter gate and brickwork, demonstrating the proposed colour, texture, facebond and pointing were provided on site, to be approved by Council before the relevant parts of the works are to be commenced.

A site visit was carried out on 21st January, 2008, to view the new samples in relationship to the approved palette of materials. These were pertaining to:

Render

A sample panel was viewed on site, showing the previously approved render and the now proposed Stone Grey Render. The noted colour modification is considered appropriate in combination with the approved white render and blue engineering brickwork and moreover to the Warden Road streetscape elevation. The visual contrast between the rendered elements is maintained on all elevations. Refer to elevational drawings. The group of render colours are confirmed as:

- White through colour render – Weber Pral White (ref. 000)
- Grey through colour render – Weber Pral Stone Grey (ref. 276)

Automatic Shutter Gate and Fencing

A sample of the proposed gate and fencing was not provided on site, however images from the supplier were viewed and deemed acceptable in principle. The proposed fencing will have a galvanised finish to match the balcony railings. Terry Cocks from the Metropolitan Police Department has been consulted and has confirmed that spikes above the railings on the dwarf wall to the Warden Road elevation should be replaced with 1.8m high railings with spiked top finish, as required by Secure by Design. There are no spikes on the automated gate.

- Jacksons Fencing – “Barbican” with restrictor bar above

On the basis of the above comments and assessment, the variation to this colour scheme is considered satisfactory.

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