

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>07/02/2008</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	
<b>Officer</b>		<b>Application Number(s)</b>		
Alex Hutson		2007/6336/P		
<b>Application Address</b>		<b>Drawing Numbers</b>		
150 Loudoun Road London NW8 0DH		Refer to decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Submission of details of hard & soft landscaping pursuant to condition 9 of the planning permission dated 20/08/07 (2006/5644/P) for the enlargement of the basement floors, 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, as an amendment to planning permission (ref: 2004/0885/P) dated 08/07/2005 for the redevelopment of the site by the erection of four 3-4 storey plus basement terraced houses with integral garages, and a 3-storey plus basement unit comprising Class B1 business use on basement and ground floors with forecourt parking and a residential maisonette on upper floors above.				
<b>Recommendation(s):</b>		Approve condition		
<b>Application Type:</b>		Approval of Details		

<b>Conditions or Reasons for Refusal:</b>	Refer to Draft Decision Notice					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	No SN/PN					
<b>CAAC/Local groups* comments:</b> *Please Specify	NONE					

## Site Description

A large triangular shaped site on the east side of Loudoun Road to the south of All Souls Church. It previously had a petrol filling station and a car repair garage with MOT service facility. The site is bounded at the rear by a very high (6m) retaining wall, and otherwise has an open frontage to the street. To the north lies the church hall and church of All Souls, a Grade 2 listed building, for which a mixed use redevelopment/refurbishment scheme has been approved involving the replacement of the church hall by a 4-storey block of flats. To the east is Southbury, a private 9-storey tower block of flats on a raised plinth, with, on its western frontage, 2 x 3 bedroom flats with balconies on each floor overlooking the application site. The site is not within a CA.

## Relevant History

8.7.05 - Planning permission (ref: 2004/0885/P) granted subject to S106 for the redevelopment of the site by the erection of four 3-4 storey plus basement terraced houses with integral garages, and a 3-storey plus basement unit comprising Class B1 business use on basement and ground floors with forecourt parking and a residential maisonette on upper floors above. S106 issues included educational contributions and highway works.

8.1.07- Approval of details relating to contaminated land

2.2.07- AOD relating to tree protection and foundation design

20.8.07 – Planning permission (ref: 2006/5644/P) granted for the enlargement of the basement floors, 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, as an amendment to planning permission (ref: 2004/0885/P) dated 08/07/2005 for the redevelopment of the site by the erection of four 3-4 storey plus basement terraced houses with integral garages, and a 3-storey plus basement unit comprising Class B1 business use on basement and ground floors with forecourt parking and a residential maisonette on upper floors above.

## Relevant policies

B1- General design principles

## Assessment

The area around the front entrances of the properties is proposed as a strip of Marshalls granite setts (colour Mid Grey) to distinguish between the public and the private realm. Granite setts are a welcome feature and will enhance the setting of the building and will improve the quality of the streetscape. A section of the frontage will incorporate metal railings on a low London stock brick wall which is considered an acceptable form of boundary treatment in this area and for the building.

The rear outdoor areas are predominantly to be constructed of hard landscape materials (Marshalls Flamed Granite Pavers and Flamed Granite Setts) with the exception of a strip of Bamboo to run along the rear boundary in a planter. This form of treatment is considered acceptable for the limited space available and the incorporation of some planted material is a welcome feature. A wooden trellis fence will form the rear boundary and will soften the effect of the wall behind.

Two bollards are to be incorporated into the strip of granite setts along the frontage of the property to protect the walls of the building from cars entering the underground car parking. The bollards are to be Furnitubes Ltd 'Wharf' design which are considered acceptable for this development and will fit in with the surrounding hard landscape treatment.

### **Disclaimer**

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