

Delegated Report		Analysis sheet		Expiry Date:		25/10/2007	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Louise Drum				2007/3849/P			
Application Address				Drawing Numbers			
William Gunn House Royal Free Hospital Lawn Road London NW3 2XA				Refer Draft Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of timber cladding pursuant to condition 3 of planning permission granted subject to S.106 dated 6th March 2006 (ref 2005/5272/P) for demolition of existing staff accommodation buildings and redevelopment of the site to provide 141 key worker flats in a part 6, part 8 and part 9 storey building.							
Recommendation(s):		No Objection Raised					
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:	NA						
CAAC/Local groups* comments: *Please Specify	NA						

Site Description

The existing William Gunn House is the collective name for a series of four-storey buildings within the site of the Royal Free Hospital. The existing buildings provide 71 single-occupancy nurses' flats in hostel-style accommodation.

The buildings lie to the south-eastern end of the Royal Free site, an area of the site that is characterised by ancillary residential and medical/office buildings of a range of heights. The existing buildings of William Gunn House are of no architectural merit.

The site is not within any conservation area, although the Royal Free Hospital site is bounded by the Mansfield and Hampstead Conservation Areas to the north, and the Parkhill Conservation Area to the south. The Belsize Wood Public Open Space also lies to the south of the site. The open space is a heavily wooded space and is designated as a Site of Nature Conservation Importance. The site is also an Archaeological Priority Area. None of the buildings on the site are listed, and there are no listed buildings in the immediate vicinity.

Relevant History

No relevant history.

Relevant policies

LBC Replacement UDP adopted June 2006.
Policy B1 – General Design Principles.

Assessment

This application seeks to discharge *Condition 3* of planning permission 2005/5272/P. Condition 3 seeks details of the proposed timber cladding.

Originally 'Prodema' panels were proposed for the cladding elements of the scheme. However, upon further investigation the applicant has not been able to obtain necessary certification and are therefore not convinced of its long-term performance. As a further alternative to cedar cladding, 'Rockpanel Lines' are now proposed. Refer Elevation Drawings *K060120-112R* and *K060120-113R* for location of panel elements.

'Rockpanel' boards are manufactured from high quality stone wool. These panels remain dimensionally stable in all climatic conditions and is unaffected by extreme temperature changes or high humidity and remains water repellent and are low maintenance. The natural physical properties of the Rockpanel boards contribute to its durability. When erected the cladding is a mustard yellow colour. The colour change process occurs over a six week period of exposure to sunlight, to create a dark brown shadow line. The cut edges require no further treatment. A 'secret fix' profile is proposed – ie. tongue & groove hidden fixing.

On the basis of the manufacturers details submitted, including samples and photographic examples (refer Photo Sheet 1) of a recent development that has used this cladding system, it is considered that the Rockpanel product is acceptable for use in the current scheme and is thus recommended for approval.