

Delegated Report		Analysis sheet		Expiry Date:		22/03/2007	
		N/A / attached		Consultation Expiry Date:		N/a	
Officer				Application Number(s)			
Leo Hammond				2007/0396/P			
Application Address				Drawing Numbers			
32 Murray Mews London NW1 9JR				MDF panel (Sample A); Cedar panel (Sample B)			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Submission of details pursuant to condition 2 (sample of timber cladding) of approved scheme 2006/4356/P dated 21/11/06 for amendments to planning consent PEX00002780 for the erection of a single storey extension to the front of the house to include the party wall between 32 and 34 Murray Mews.							
Recommendation(s):		Refuse discharge of condition 2					
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 application site is a 3 storey contemporary designed single family dwelling house situated on the east side of Murray Mews, south of the junction with Cantelowes Road and north of the junction with Murray St. It is within the Camden Square Conservation Area.

Relevant History

2006/4356/P - Amendments to planning consent PEX00002780 for the erection of a single storey extension to the front of the house to include the party wall between 32 and 34 Murray Mews – **November 2006**

Relevant policies

Replacement UDP Adopted June 2006

B1: General Design Principles
B3: Alterations and extensions
B7: Conservation areas

Assessment

Condition 2 requires: "... a sample of the timber cladding and the method of fixing at scale 1:10 shall be submitted to and approved in writing by the Council before any development is commenced and be permanently maintained."

A sample board has been submitted to the Council consisting of a piece of cedar cladding and a board illustrating how the material will be laid.

A photo of the materials were taken and are being used as the "approved drawing".

The cedar cladding is considered a low quality cladding material in terms of colour and texture. In addition, as it is untreated, it will weather poorly. As such the submitted material is considered to be of a low design standard, with a poor relationship to the host building, and will not preserve or enhance the Camden Square Conservation Area. The use of material is therefore contrary to Adopted UDP Policies B1, B3, and B7.

The agent has not submitted a method of fixing at a scale 1:10. This must be submitted as part of any future application. The panel submitted shows thin gaps between the individual pieces of cedar. From a design point of view this is considered acceptable given the main house utilises metal cladding with thin gaps. However, concern is raised over water penetration through the gaps.

Recommendation

Refuse permission for the discharge of Condition 2.

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