

Delegated Report		Analysis sheet		Expiry Date:		13/10/2006	
		N/A / attached		Consultation Expiry Date:		N/a	
Officer				Application Number(s)			
Charlie Rose				2006/3895/P			
Application Address				Drawing Numbers			
3-7 Fitzjohns Avenue London NW3 5JY				Refer to Decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Details of elevations and facing materials; and sample panel of brickwork, pursuant to conditions 2 and 3 of the planning permission dated 1st October 2001 (PW9802335/R4) (for partial redevelopment and refurbishment to provide 22 self-contained flats).							
Recommendation(s):		Grant Planning permission.					
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
Summary of consultation responses:		N/a					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/a					

Site Description

The application site is located on the west side of Fitzjohns Avenue north of the junction with Maresfield Gardens. The site comprises three storey plus basement and roof, red brick, Queen Anne Revival villas. The properties are considered to make a positive contribution to the Fitzjohns Netherhall Conservation Area of which they form a part.

Relevant History

Planning permission was granted on the 1st October 2001 (ref: PW9802335R4) for the Partial redevelopment and partial refurbishment, with alterations and extensions at roof level and the erection of rear extensions and terraces at all levels, in connection with the change of use of the property from a hotel to 22 self-contained flats, together with the formation of an underground car park for 21 cars beneath the rear garden area with vehicular access between no. 5 and 7 Fitzjohns Avenue.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

Policies B1, B3 and B7 of LBC replacement UDP June 2006

Assessment

Approval of details is sought for the discharge of condition 2 (detailed elevation and facing materials drawings including dormer window and joinery) and condition 3 (Samples of facing materials) pursuant to planning permission granted on the 1st October 2001 (ref: PW9802335R4).

The detailed drawings and sample will be judged in their ability to preserve and enhance the character and appearance of the buildings and the surrounding Conservation Area.

Condition 3 - Samples

The proposed brick sample are to be a mix of Baggeridge "Oast Russet" and Baggeridge "Autumn Russet" in a ratio of 3:1 (Brick manufacturer; Baggeridge Bricks PLC, Fir Street, Sedgley, Dudley, West Midlands DY3 4AA) The bricks are considered to be a good match in terms of colour, texture and external appearance to the original adjacent existing bricks and are therefore considered acceptable.

A red coloured mortar is to be used to match the colour of the existing adjacent mortar. The mortar will contain sharp sand and have a 6.1.1 mix (sharp sand : lime : cement) to match the existing mortar. A brick sample panel will be built on site and will remain on site for the duration of the works (until the new brickwork is complete) as a reference. This is considered acceptable.

The proposed roof tiles would be a Keymer "Shire Heritage" handmade clay tile (Roof tile manufacturer; Keymer Handmade Clay Tiles Ltd, Nye Road, Burgess Hill, Sussex RH1 5OLZ) The tile matches the colour and texture of the existing original adjacent tiles in the area and is considered appropriate for the age and style of the building.

Condition 2 - Detailed Drawings

The detailed drawings and annotation clearly indicate the specific design elements and materials that will be found on the rear parts of the building which are to be redeveloped. These features have been copied from existing original features that currently exist and include; terracotta swags, red rubbers, egg and dart red brick corncicing, dental corncicing, decorative railings and fishtail vertically hung clay tiles. The windows are to match the retained existing original timber sash windows in terms of design and material and finished appearance. The details and facing materials are considered to preserve the character and appearance of the existing building and Conservation Area and are therefore considered acceptable.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613