

Delegated Report		Analysis sheet		Expiry Date:		13/09/2006	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Louise Drum				2006/3240/P			
Application Address				Drawing Numbers			
8 Robin Grove Holly Lodge London N6 6NY				Refer Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Details of external materials pursuant to condition 2 (b) of Planning permission dated 16 April 2004 (ref:2003/0350/P for the replacement single storey ground floor rear conservatory, and the erection of a part brick, part glazed, 2-storey flat roof side extension on the north side of the dwellinghouse).							
Recommendation(s):		Grant.					
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 comprises a detached dwelling house, accessible from a pathway from Robin Grove. The site is within the Holly Lodge Estate Conservation Area.

To the north of the site is the rear garden of number 83 Hillway; a boundary with well established trees (most of which overhang from the rear garden at number 83). The rear garden of number 83 measures over 50m in length and as such the property at number 83 is some 35 distance from the application property. To the east of the site are properties at numbers 79 and 81 Hillway. Again, due to the length of the rear gardens, there is some 30m distance between these properties and the rear of the application property. To the west is Robin Grove. To the south is the detached property at number 6 Robin Grove.

Relevant History

No relevant history.

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.

Replacement UDP, June 2006
B1 – General Design Principles
B3 – Alterations & Extensions
B7 – Conservation Areas

Assessment

Condition 2 – Details of all external materials, including samples to be submitted.

Section drawings (1:5) of a typical glazing bar and louvre details for the rear conservatory and side extension components, has been submitted and assessed. The full height fixed wood louvered blinds, are to be set back behind double glazing, to obscure the view into and out of the side extension. The level of detail provided, is sufficient and as such is deemed acceptable.

A brick sample panel was erected on site and inspected on 14th August 2006, which demonstrates the selected bricks, pointing and bond specification for the proposed extension. The brick proposed is 'Warnham' London red stock and the mortar used, is a 1:1:6 cement lime sand mix. The bond specification is stretcher. This is deemed acceptable.

A sample of the copper roofing material has also been submitted and is deemed acceptable

It is considered that the aforementioned samples accord with the intent of condition 2, that is, to safeguard the appearance of the premises and the character of the immediate area, in accordance with relevant policies.

It is noted, that upon inspection of the brick sample panel on site, the architect advised that engineering bricks have been introduced at the lower level of the proposed extension, to create a damp proof course, set out, not to be visible and on average, stepped two courses high to follow the slope of/variation to the topography from the neighbouring property to the north. This is deemed acceptable, on the basis that it will not be visible from adjoining properties or the public realm and therefore will not injuriously impact in any way, that would be detrimental to the premises or the character of the immediate area.

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