

Delegated Report		Analysis sheet		Expiry Date:		15/09/2006	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Louise Drum				2006/3354/P			
Application Address				Drawing Numbers			
8A Medley Road London NW6 2HJ				Samples as submitted.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Approval of details of facing materials pursuant to condition 3 of planning permission dated 7 December 2005 (ref: 2005/3652/P) for the demolition of existing bakery building (Class B1) and erection of a four storey residential building to provide 12 affordable housing units (Class C3) comprising 2 four-bed maisonettes, 6 three-bed maisonettes and 4 three-bed flats.							
Recommendation(s):		Approve details					
Application Type:		Approval of Details					
Conditions:		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						
Local groups comments:	N/A						
Site Description							
The application site is located on the southernmost aspect of Medley Road, some 60m from the junction with Iverson Road to the north. The site is a redundant bakery comprising a number of dilapidated part one, part 2-storey buildings of no distinguishable character or aesthetic merit. The site is enclosed on all of its three aspects by the garden walls to existing residential development to the north and east, and to the south by an adjoining railway embankment. The site is accessed through a narrow 2.6m wide arched entrance under part of the residential accommodation within no. 8 Medley Road. The site is not located within a conservation area. The subject buildings are not listed and do not adjoin listed buildings.							
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 <u>taken as a whole</u> together with other material considerations.							
Replacement UDP 2006 B1 – General Design Principles							
Assessment							
Condition 3 – Facing Materials A simple materials palette is proposed for this scheme. A brick sample – ‘Cromwell Buff’ has been submitted and is deemed acceptable. Similarly, a sample of the proposed window section – ‘RAL 7040’ and render – ‘Relius Rillenputz’ 1.5 mm have been submitted for approval and both are deemed acceptable. Officers are satisfied that the materials submitted will ensure an appropriate external appearance of the building, in accordance with the requirements of policy B1 of the Replacement UDP 2006. Approve the submitted material samples accordingly.							

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