

Delegated Report		Analysis sheet		Expiry Date:		01/08/2014	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Alan Wito				2014/3565/P			
Application Address				Drawing Numbers			
4-9 Gottfried Mews Tufnell Park London NW5 2HN				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details required by condition 4 (all facing materials) to planning permission 2013/1289/P granted on 06/09/2013 for the erection of 4 x 1 bedroom, 1 x 2 bedroom and 1 x 3 bedroom mews houses. [different material approved to AOD condition 4 (2014/1613/P)].							
Recommendation(s):		Approve					
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 site is a part one, part two storey warehouse building located at the southern end of Gottfried Mews. The mews is accessed via Fortess Road from the west and the site also has a vehicular access from Raveley Street to the south. To the north of the site are garages and the area has been used as an informal parking area, with access to the residential flats on the upper floors of the properties along Fortess Road. A development of two flats is currently under construction in the mews at the rear of 134 Fortess Road.

The properties to the west, fronting Fortess Road, are mainly in commercial use at ground floor level with residential uses above. To the east the mews backs onto the rear gardens of the residential properties along Lupton Street.

The site is not within a conservation area and there are no listed buildings in the vicinity. The neighbouring properties on Fortess Road form part of the Neighbourhood Centre.

Relevant History

Application site

2013/1289/P Erection of 4 x 1 bedroom, 1 x 2 bedroom and 1 x 3 bedroom mews houses (Class C3) and associated refuse and cycle stores following demolition of existing warehouse building (Class B8). Granted 6/9/13.

2014/1613/P Details of facade and architectural features (condition 3) and all facing materials (condition 4) of planning permission granted on 06/09/2013 (ref: 2013/1289/P for the erection of 4 x 1 bedroom, 1 x 2 bedroom and 1 x 3 bedroom mews houses (Class C3) and associated refuse and cycle stores following demolition of existing warehouse building (Class B8)). Granted 1/4/14.

The Old Bakery, Gottfried Mews

2011/3461/P Erection of new building to create 1 x 1 bedroom and 1 x 2 bedroom self contained flats (Class C3) following part demolition of existing building and other associated alterations. Granted 28/09/2011.

2012/6032/P Details require by Condition 2 (sample panel of the facing brickwork) of planning permission (2011/3461/P) granted (28/09/2011) for the erection of new building to create 1 x 1 bedroom and 1 x 2 bedroom self contained flats (Class C3) following part demolition of existing building and other associated alterations. Granted 26/11/12.

Relevant policies

LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

Supplementary Planning Policies

Camden Planning Guidance 2013

CPG1 – Design

National Planning Policy Framework 2011

London Plan 2011

Assessment

Condition 4 required:

“A sample panel of all facing materials, demonstrating the proposed colour, texture, face-bond and pointing of facing brick, stone and metal work, as well as the glazing, lintels and timber joinery, shall be provided on site and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed.”

This condition has already been approved under 2014/1613/P, however due to difficulties in acquiring the bricks the applicant has sought to use a different brick. The previous brick was chosen to match the Old Bakery development in Gottfried Mews and whilst this would have produced a cohesive appearance it does not mean that a different brick could not be used.

The proposed brick (Mayfair) differs slightly in appearance from the approved sample. However this development is distinct enough from the Old Bakery scheme in terms of its form, detailing and physical separation that it is not essential that the same brick is used. In terms of its colour and texture the proposed brick would sit comfortably in the context.

Recommendation

The submitted details conform with the approved drawings and ensure that the building's appearance will be appropriate for its context. It is recommended that the application is approved.