

Delegated Report		Analysis sheet		Expiry Date:		08/10/2014	
		N/A		Consultation Expiry Date:		13/08/2014	
Officer				Application Number(s)			
Gideon Whittingham				2014/5260/P			
Application Address				Drawing Numbers			
41-43 Holmes Road London NW5 3AN				Refer to Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details of materials (condition 4) of planning permission 2012/6344/P dated 7/10/13 for extensions and elevational alterations to hostel, following demolition of existing rear buildings.							
Recommendation(s):		Approve details of Condition 4					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to 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:		N/A					

Site Description

The application site is located on the south side of Holmes Road, to the west of Kentish Town and Kentish Town Road. The site is neither listed nor located within a conservation area, however the southern boundary adjoins the Inkerman conservation area.

The site is occupied by a part 3, part 2 storey hostel (Class Sui Generis) building set out in a 'T' shape with an independent 2 storey building (Bower Cottage) located along the eastern boundary. The hostel currently accommodates 43 bedspaces.

The principal red brick building fronting Holmes Road services the pedestrian entrance, whilst 2 flanking gates (to the east and west) service vehicular access. The vehicular access gate to the east provides access to a courtyard solely in use by the hostel. The vehicular access gate to the west provides access to a courtyard shared with the adjoining commercial property of Nos. 41-45 Holmes Road.

The wider area comprises a variety of building sizes and uses, commercial and residential, up to six storeys in height. Historically Holmes Road has been an employment area but recent developments, in particular No.55-57 Holmes Road, have brought about a significant proportion of residential uses.

To the east, the application site is bounded by part 1 part 2 storey St Patrick's Primary School. To the south-east lay the Inkerman Conservation Area and adjacent properties on Inkerman Road. The 2 storey houses of Nos.20-28 (consecutive) Inkerman Road directly abut the application site. Across the shared courtyard to the south west lay No.45 Holmes Road, an art facility (Class B8) with adjoining residential accommodation at first floor level. To the west lies No.55-57 Holmes Road, a recently constructed 6 storey (plus basement) building comprising 14 upper level residential flats and B1 office space and B8 storage/distribution space at basement and ground floor level.

Relevant History

2012/6344/P – (Granted 07/10/2013) The erection of a part 3 part 2 storey extension to the south, new roof extension to rear and elevational alterations to retained building facing Holmes Road to provide an additional 16 rooms to existing 43 room hostel (Sui Generis) and ancillary office/commercial and storage space, following demolition of existing rear buildings to the south.

2013/6756/P - (Granted 28/02/2014) Alter fenestration to east elevation, additional PV panels to main roof, change rooflight shape, reduction in number of rooms and internal layout, all to planning permission dated 07/10/2013 (Ref: 2012/6344/P) for extensions and refurbishment to Holmes Road Hostel (Sui Generis).

2013/7780/P – (Granted 28/02/2014) Details of construction management plan including air quality assessment in relation to condition 21 of planning permission dated 07/10/2013 (ref:2012/6344/P) for erection of part 3 part 2 storey extension to provide additional 16 rooms and ancillary office/commercial and storage space.

Relevant policies

National and Regional Policy

National Planning Policy Framework (2012)

London Plan (2011)

LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage

CS15 Protecting and improving our parks and open spaces

DP6 Lifetime homes and wheelchair homes

DP24 Securing high quality design

Camden Planning Guidance 2011/2013

CPG1 Design

CPG2 Housing

CPG6 Amenity

CPG8 Planning Obligations.

Assessment

1. Proposal:

1.1 The application proposes the discharge of the following conditions:

No.4

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Samples and manufacturer's details of new facing materials including windows and door frames, glazing with a sample panel of brickwork of no less than 1m by 1m including junction with window opening demonstrating the proposed colour, texture, face-bond and pointing.

c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Assessment

1.2 The submitted details have been inspected by Conservation and Design officers who are satisfied that the materials submitted, including brick, window and roof samples are appropriate.

1.3 With particular regard to facing materials, 2 brick samples were shown, Bea Clay Classic Terracotta and Whitchurch Orange Rustica. Because of its deeper brown tones, Whitchurch Orange Rustica was considered preferable. A very pale mortar was proposed but this can be decided at a later stage, once 1m panels can be built, following ordering of the bricks.

1.4 The plans submitted demonstrate the appropriate materials for the proposed buildings and the retained main building.

Recommendation: Approve details