

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	22/07/2014
		N/A		<b>Consultation Expiry Date:</b>	N/A
<b>Officer</b>			<b>Application Number(s)</b>		
Alan Wito			2013/4183/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Land adjacent to 2 Willoughby Road London NW3 1SB			See decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Submission of details as required by condition 3 (detailed drawings of all architectural features and fenestration to be submitted and approved) and condition 4 (front boundary fence) of planning permission dated 11/7/14 (ref 2013/5607/P), for erection of a 3-storey plus basement detached single dwelling house (Class C3) on land between no. 2 Willoughby Road and rear of nos. 70 and 80 Rosslyn Hill.					
<b>Recommendation(s):</b>		Approve			
<b>Application Type:</b>		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 comprises an open area between the rear of the properties facing Rosslyn Hill and the flank of the properties facing Willoughby Road that comprise of commercial units on the ground floor with residential flats above. It is currently used as the access to the Chapel Hall (Class D1 use) which is itself part of a wider place of worship associated with the Rosslyn Hill Chapel.

The site is within the Hampstead Conservation Area and the Hampstead and Highgate Ridge Area of Special Character.

### **Relevant History**

Planning permission was granted on 28/5/10 for the erection of a 3-storey plus basement detached single dwelling house (Class C3) on land between no. 2 Willoughby Road and rear of nos. 70 and 80 Rosslyn Hill (ref: 2009/5607/P).

Condition 3 (detailed drawings of all architectural features and fenestration to be submitted and approved) of planning permission dated 28/05/2010 (ref 2009/5607/P) was approved on 20/3/14 (ref: 2014/1523/P).

An application was approved on 11/7/14 for an amendment to planning permission (Ref: 2009/5607/P) granted on 28/05/2010 for the erection of a 3-storey plus basement detached single dwelling house (Class C3) on land between no. 2 Willoughby Road and rear of nos. 70 and 80 Rosslyn Hill, namely erection of extension to side elevation at ground floor level (ref: 2013/5824/P).

### **Relevant policies**

#### **LDF Core Strategy and Development Policies**

CS14 - Promoting high quality places and conserving our heritage

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage

## Assessment

Condition 3 required:

*“Detailed drawings, or samples of all architectural features and fenestration (including the glazing, lead and slate roofs, timber barge board, timber window screens, windows and their reveals, doors, balustrade, stone coping, canopy and front railings and gate) shall be submitted to and approved in writing by the Council before the relevant part of the work is begun. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.”*

The applicant has submitted details for the elements of the scheme identified above and in terms of the materials and detailing are in accordance with the amended approved scheme. The submitted details are appropriate and of a sufficient quality to complement the architecture of the approved building.

Condition 4 required:

*“The details of front boundary fencing including materials at scale (1:10) shall be submitted to an approved by the Council before the relevant parts of the works are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.”*

The submitted details show a modern fence with rendered piers. This approach fits in with the predominant form of boundary treatment in the street although in a contemporary manner fitting the style of the building being erected.