

Delegated Report		Analysis sheet		Expiry Date:		30/10/2014	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Alex McDougall				2014/5579/P			
Application Address				Drawing Numbers			
120 Kingsgate Road London NW6 2AE				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details of external windows and doors, facing materials, brickwork/junctions and green roof as required by conditions 4 and 9 of planning permission 2013/7047/P dated 22/05/2014 for the change of use from office to dwellinghouse.							
Recommendation(s):		Approve Details of Conditions 4 & 9					
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					
CAAC/Local group comments:		N/A					
Site Description							
The site was previously a single storey (above basement), commercial building located on the northern end of Kingsgate Road. The property was vacant and had operated as a workshop. It adjoins 65 Hemstal Road, a three storey (above basement) building in residential use, with planning permission for an additional storey. The rear of the property faces Beacon House, a five storey block of flats fronting Hemstal Road. A modern two storey building immediately adjacent the southern boundary of the site is an education facility associated with Kingsgate Education Centre for the Arts. The site is not in a conservation area.							
Relevant History							
116-134 Bayham Street (the application site)							
2014/3264/P: Erection of a single storey third floor roof extension to provide 2 x 3 bedroom residential units (Class C3) with plant enclosure to new roof, introduction of third floor roof terraces, alterations to front entrance, and alteration to fenestration of rear elevation of existing office building (Class B1a).							

Granted subject to s106 legal agreement 23/07/2014.

Relevant policies

National Planning Policy Framework

The London Plan: Spatial Development Strategy for Greater London: 2011

Camden LDF Core Strategy

CS5 Managing the impact of growth and development

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

Camden LDF Development Policies

DP22 Promoting sustainable design and construction

DP23 Water

DP24 Securing high quality design

Camden Planning Guidance 2011

CPG1 Design

CPG3 Sustainability

Assessment

1. Proposal

1.1. Planning permission was granted for change of use from office (Class B1a) to single family dwellinghouse (Class C3) including replacement of existing building with part two and part single storey building (above existing basement level) on 22/05/2014. Conditions 4 & 9 required submission of further details. The applicant seeks to satisfy the requirements of these conditions. There are no other outstanding conditions which require submission of details.

1.2. Condition 4 states:

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

- a) Plan, elevation and section drawings, including jambs, head and cill, of all new external windows and doors at a scale of 1:10.*
- b) Samples and manufacturer's details of all new facing materials.*
- c) A brickwork panel no less than 1m by 1m including junctions with window openings, demonstrating the mortar colour, texture, face-bond and joint finish which shall be erected on site for inspection by the local planning authority.*

The relevant part of the works shall then be carried in accordance with the approved details

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

1.3. Condition 9 states:

Full details in respect of the green roof shall be submitted to and approved by the local planning authority before the relevant part of the development commences. Such details to

include plan and section information, planting species and a maintenance regime. The green roof shall be implemented and maintained in accordance with the approved details.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 1.4. At the time this application was submitted the Applicant had already substantially completed the works the subject of this application. The front door appears to be the only outstanding works. During the course of assessment the Applicant submitted revised drawings for the front door and bin store door and generally increasing the accuracy of the drawings in response to concern from Council officers.

2. Assessment

- 2.1. The details are considered to satisfy the requirements of the conditions, have an acceptable impact on the appearance of the building and the character of the area and provide sufficient sustainability for the following reasons:

Doors and windows

- 2.2. The Applicant has provided detailed drawings of the windows used in the construction of the building and the proposed door.

- 2.3. The proposed windows are not considered to be ideal as they are not the most appropriate material or design. The window reveal is approximately 50mm, which is not considered to be appropriate for the style of the building. The applicant has agreed to reset the windows so that they have a 100mm reveal. While this is still slightly less than would normally be considered appropriate, due to the build type (cavity wall) there are no bricks behind the outer layer. It is considered unreasonable to require that the building be reengineered for this reason. Subject to the additional reveal being implemented and given that the site is not located in a conservation area and the design of the building is stand-alone compared to neighbouring properties, this is not considered to be reason to refuse the application.

- 2.4. The proposed door/bin-store openings are of a contemporary design and the same colour as the windows. The doors are considered to be in keeping with the appearance of the windows and the dwelling in general.

Facing Materials

- 2.5. The Applicant failed to provide samples or manufactures details of facing materials as required by the condition. However, work has been substantially completed on site and it was possible to visit the site to view the detailed build quality. The face and highlight brick colours and type are considered to be appropriate for the style of building and generally in keeping with the character of the area. As such the facing materials are considered to be acceptable.

Brickwork and junctions

- 2.6. The Applicant failed to provide the brickwork panel required by the condition. However, brickwork has been completed on site and it was possible to visit the site to view the detailed build quality. The junctions with window openings, mortar colour, texture, face-bond and joint

finish are considered to be appropriate for the style of building and generally in keeping with the character of the area. As such the brickwork detail is considered to be acceptable.

Green Roof

2.7. CPG3 'Sustainability' (p. 10.13) contains the following standard requirements for details relating to green roofs:

- *a statement of the design objectives for the green or brown roof or green wall*
- *details of its construction and the materials used, including a section at a scale of 1:20*
- *planting details, including details of the planting technique, plant varieties and planting sizes and densities.*
- *a management plan detailed how the structure and planting will be maintained*

2.8. The Applicant has chosen to deliver the required green roof with a 'pre-packed' product that generally complies with good practice guidance for green roofs. Given the small scale of the project this is considered to be appropriate. The product includes an extensive maintenance schedule, acceptable variety and detail of species, and manufactures specifications ensuring appropriate waterproofing, insulation, depth of soil and the like. As such the green roof is considered to be acceptable.

3. Recommendation

3.1. Approve details of conditions 4 & 9.