

Mr Mathew Scully
Kings & Co
31-35 Kirby Street
London
EC1N 8TE

Application Ref: **2014/0300/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

8 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
25 West Cottages
London
NW6 1RJ

Proposal:
Details of windows, door openings and railings (condition 2), facing materials (condition 3), timber cladding weathering capabilities (condition 4), green roof (condition 5) and waste storage (condition 8) of planning permission 2010/3114/P dated 7/3/11 (for the erection of a part 2-storey and part 3-storey building providing 4 flats).

Drawing Nos: CD01-51-0 Rev A; CD01-54-0; CD01-55-0; CD01-57-0-0; CD01-65-0;
Cladding Details; Green Roof Maintenance Proposal; Green Roof - Substrate Details

Informative(s):

1 Reasons for granting permission:

Doors, windows railings (Condition 2)

The detailed design and materials of the building's doors, windows and railings are considered to be acceptable, as they are of high quality and serve to preserve and



enhance the character and appearance of the West End Green conservation area. The window proportions, with sashes set back within the reveal by 80mm and slim glazing bars are characteristic of the conservation area, and similarly the building's doors which are suitably set back within the reveal, and constructed from timber or part glazed, complement their setting. The design of the railings, with understated wrought iron detailing, is simple and matches those at nearby buildings.

Facing Materials (Condition 3)

The facing materials of the host building are also considered to be of high quality and appropriate for the West End Green conservation area. The choice of red brick complements the adjacent buildings characteristic of the Conservation Area. The texture and stretcher face-bond of the brickwork allows it to sit comfortably within its setting. The pointing, whilst comparatively bright, will settle over time to match the darker grey/brown mortar of adjacent buildings. Elements of the building are also clad in timber and this is deemed appropriate as the choice of cedar cladding is suitable in terms of its appearance and quality, and contributes a rich orange/brown hue that complements the warmth of the surrounding red brick.

Timber cladding weathering capabilities (Condition 4)

The cedar cladding is of a high quality and finished with a clear matt protective treatment, which will weather well to an attractive silver/grey eventually, whilst protected from unsightly disintegration. It is felt that the protective finish of the cedar cladding suitably safeguards the appearance of the host building and serves to preserve and enhance its setting within the West End Green conservation area.

Green Roof (Condition 5)

The submitted details satisfactorily demonstrate that the green roof is suitably designed and secures measures for on-going maintenance. The green roof will improve the biodiversity value of the site, and details comply with the Council's standards for promoting sustainable design and construction as set out in CPG3 on sustainability. The details as submitted would not have any adverse impact on the character and appearance of the host building, street scene, or the West End Green conservation area, nor would they impact on the amenities of adjoining occupiers.

Waste Storage (Condition 8)

The details show a typical refuse store for 4 bins and 4 recycling units, housed within timber compartments with boltable timber doors and a felted roof, located within a front enclave close to the premises side entrances. There is space in front of the bins to allow residents to easily access the bins when depositing waste, there is sufficient space to rotate the bins between collections and storage is contained within the property at the front boundary. Thus the details in terms of location, design, method of waste and recycling storage and removal are considered to be acceptable.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that all conditions relating to planning permission 2010/3114/P granted on 7th March 2011 which need details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment