



TOWN & COUNTRY PLANNING ACT 1990 (as amended)

Planning (Listed Buildings and Conservation Areas) Act 1990

Appeal by Four Quarters (College Lane) Ltd against non-determination

Site at Railway Club, College Lane, London, NW5 1BJ

- 2015/2920/P (Planning Inspectorate's appeal reference number: APP/X5210/W/15/3140730)
Details required by Condition 2 (Samples of cladding, fenestration and roofing to market housing) of planning permission Ref. PEX0100663 & APP/X5210/A/02/1097183 dated 23/06/2003 (the erection of 20 terraced houses and a block of 10 flats.)
- 2015/2559/P (Planning Inspectorate's appeal reference number: APP/X5210/W/15/3140433)
Details required by Condition 2 (Samples of external wall cladding to Studio Block - affordable housing) of planning permission Ref. PEX0100663 & APP/X5210/A/02/1097183 dated 23/06/2003 (the erection of 20 terraced houses and a block of 10 flats.)
- 2015/3618/P (Planning Inspectorate's appeal reference number: APP/X5210/W/15/3140642)
Details required by Condition 3 (hard and soft landscaping) of planning permission Ref. PEX0100663 & APP/X5210/A/02/1097183 dated 23/06/2003 (the erection of 20 terraced houses and a block of 10 flats.)

This statement sets out the Council's decisions which would have been made had an appeal not been lodged. A copy of the decision notices had an appeal not been lodged is included within Appendix 1.

Summary

- 1.1 The site is in a back land location bounded by College Lane to the south-west, Ingestre Road to the north-west, the rear of the properties in Lady Somerset Road are to the south-east and two Council-owned blocks of residential accommodation (Calver and Hambrook Courts) forming part of the Ingestre Road Estate are to the north-east. The development site is not in a conservation area but adjoins land in the Dartmouth Park Conservation Area on the southwest side of College Lane. The site is irregular in size and is approximately 3,430 square metres in area.
- 1.2 Planning permission was previously granted in 2003 through an appeal to erect 20 houses in terraces over two and three storeys, with a block of 10 flats comprising a mix of studio, 2 and 3 bed units.
- 1.3 The works are currently being undertaken.
- 1.4 The proposal includes the discharge of details, namely for samples of cladding, fenestration and roofing to market housing, samples of external wall cladding to Studio Block - affordable housing and hard and soft landscaping throughout the site.
- 1.5 The proposal is considered to comply with the following policies:
 - LDF Core Strategy and development Policies
 - CS5 – Managing the impact of growth and development
 - CS14 – Promoting high quality places and conserving our heritage
 - DP22 – Promoting sustainable design and construction
 - DP24 – Securing high quality design
 - DP25 – Conserving Camden's heritage

The status of the Development Plan

- 1.6 The Statutory Development Plan is the London Borough of Camden Local Development Framework Core Strategy and Development Policies, adopted following consultation and examination in November 2010.

Council's case

- 1.7 The Council would have approved these applications on the following grounds had an appeal not been made.

- 1.8 Policies CS14, DP24 and DP25 of the Council's LDF states that the Council will require all development to be of the highest standard of design and will expect developments to consider character, setting, context and the form and scale of neighbouring buildings, as well as the character and proportions of the existing building, where alterations are proposed.
- 1.9 The original scheme was granted on appeal (Ref. PEX0100663 & APP/X5210/A/02/1097183). The Planning Inspector attached various conditions including one to approve samples of external materials (condition 2) and hard and soft landscaping (condition 3) as follows:
- *Condition 2:*
No development shall take place until samples of all materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
 - *Condition 3:*
No development shall take place until full details and the layout of all hard and soft landscaping works, including all trees and bushes to be retained and the arrangements for the management of the landscaped areas, have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include the means of enclosure; the measures to be taken to protect existing trees and bushes during construction; the areas to be used for the storage of materials during construction; the proposed levels and materials to be used for hard surfacing.
- 1.10 In this appeal statement the Inspector noted that 'the uncompromisingly modern appearance of the development would reflect the colours scale and mixed pattern of the urban fabric within the surrounding very diverse physical environment' (para 20).
- 1.11 The cladding panel proposed at appeal stage was a terracotta cladding panel, which the inspector considered would relate to the brickwork of the Ingestre estate. The upper floors were in similar materials as proposed currently, and these were considered to emphasise the contrasting lightness of the upper floor levels, and the transition between the older housing and the estate, adding to the rich diversity of the area.
- 1.12 In 2008 external materials were formally approved under Ref: 2008/1615/P as follows:
- Rainscreen Cladding (for private block) – Trespa panel in Deep Blue. This panel has a greyish-blue colour with a variegated appearance with the blue overlying a brown-grey colour.
 - Render – white DA5 (described as warm light grey but actually appearing as off white)
 - Roof cladding – Kalzip (aluminium) in weathered copper finish
 - External metal work for balustrades, railings and stairs – Powder coated metal in a dark brown-grey colour (M4L 0012 7022). The colour picks up the brown tones in the Trespa panel.
 - Flat roof covering – Sarnafil in M4L 0521 7040 (mid grey)
 - Joinery (windows and doors) – hard wood with a dark walnut stain

- Brick (for the separate housing block) – Ibstock Calderstone Claret red brick with grey tones.

1.13 The current applications seek to amend the following changes from the details previously approved and listed above.

2015/2920/P - Details:

- IB Stock Calderstone Claret red to Hampstead Yellow Terca Wienerberger

2015/2559/P - Details:

- Rainscreen Cladding (for private block) – Trespa panel in Deep Blue to Natural Chalkstone
- Flat roof covering – Sarnafil in M4L 0521 7040 (mid grey) to Fatra single ply membrane Colour RAL 7040
- Joinery (windows and doors) – hard wood with a dark walnut stain to Powder Coated aluminium Colour RAL 7012

2015/3618/P - Details:

1.14 Seeks to part re-discharge the previously approved details with a variation to the as approved hard and soft landscaping.

1.15 Previously approved details of hard standing include Tegula block paving for turning areas, housing entrances and internal pathways.

1.16 What is proposed is now as follows:

- Pathways - York stone paving with dark basalt kerb edging.
- Entrance areas to houses – light grey granite paving around the property entrances with black basalt paving borders. These are interspersed with stainless steel planters and timber benches.
- Turning area and entrance of the development – Tumbled granite cobble paving with black basalt borders and solid course edging which will then lead into the existing mixed granite setts on Little

1.17 Previously approved soft landscaping details included a row of Acer campestre “Streetwise”, trees along College Lane which are retained, as is the hedge along the boundary between the site.

1.18 These details forming part of 2015/3618/P only relate to communal soft landscaping and hard surfaces around the common parts of the site and not the private gardens or tree protection measures outlined in the condition. Therefore, these other elements are all remaining as previously approved in 2008; ref: 2008/1828/P.

2015/2920/P - Design:

1.19 This application seeks to partially re-discharge condition 2 with specific regard to the building material details for the social housing blocks. The Council has no objection to changing brick colour from IB Stock Calderstone Claret red to Hampstead Yellow Terca Wienerberger.

1.20 The proposed new Hampstead Yellow brick is considered to be acceptable in both its texture and colour and reflects the local palette equally well as the previously approved claret red.

2015/2559/P- Design:

- 1.21 The Council has no objection to any of the currently proposed materials listed in point 1.12 and proposed alternatives where suggested in point 1.13 above. It is considered that the materials are sufficiently high quality and would conserve and enhance the character and appearance of the street scene and the surrounding area.

2015/3618/P- Design:

- 1.22 This application seeks to partially re-discharge condition 3 for the hard and soft landscaping previously approved under ref: 2008/1828/P.
- 1.23 The proposed changes to the soft landscaping are generally considered to be acceptable. The species proposed are suitable for the site and will enhance the biodiversity of the site.
- 1.24 The rest of the hard and soft landscaping is therefore taken as being as previously discharged in 2008.

Conclusion:

- 1.25 The Council has set out above the reasons why the planning applications would have been approved and why it upholds the reasons for granting permission.
- 1.26 The inspector is therefore respectfully requested to allow the appeal of planning permission.

Conditions to be imposed:

- 1.27 If the Inspector allows the appeal it is not recommended that any conditions should be imposed.