

Date: 23/02/2017
PINS Refs: APP/X5210/W/16/3161562
Our Ref: 2016/0070/P
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The Planning Inspectorate
Room 3/19 Eagle
Temple Quay House
2 The Square
Bristol, BS1 6PN

Dear Mr Nash,

APPEAL SITE

Kings College Court, 55 Primrose Hill Road, London, NW3 3EA

APPELLANT

Pirton Ltd C/O Jim Garland Architects Ltd

SUBJECT OF APPEAL

Appeal against the refusal of details (synthetic Sto-brick slip material) submitted under application reference 2016/0070/P in relation to the discharge of condition 4 (external finishes) of planning permission reference 2013/6388/P dated 19/06/2014 for:

Erection of three storey roof extension to provide 4 self-contained flats, single storey extension to east elevation for new entrance, installation of balconies to all flats together with insulated cladding to all elevations, landscaping works throughout the site, erection cycle store for 50 cycles to the south of the building and provision of two disabled car parking spaces).

1.0 SUMMARY

- 1.1 The site is located in a prominent position to the western side of Primrose Hill Road between the junctions of Fellows Road and Adelaide Road. The original property consisted of a nine storey residential building containing 48 one and two bedroom units.

However, work has now commenced at the site to implement the approved scheme (2013/6388/P) for the erection of a three storey roof extension and re-cladding of the entire building.

The site is not located within a conservation area, however; it can be seen in long and short range views from the summit of Primrose Hill and a number of surrounding Conservation Areas the closest of which being the Belsize Park Conservation Area which is located approximately 45m to the north. The site does not contain any listed buildings.

- 1.2 The application (2016/0070/P) to which this appeal specifically relates was an approval of details application which sought to discharge Conditions 4 (external finishes); 5 (details of windows, railings, balconies); 7 (tree protection) and 9 (noise report) of the aforementioned planning permission reference 2013/6388/P dated 19/06/2014. Following an unsuccessful period of negotiation with the Appellant a split final decision notice was issued on 06/10/2016 which approved details submitted in accordance with conditions 5, 7 and 9 and refused details submitted in relation to condition 4 (external finishes) .
- 1.3 The details submitted in relation to the proposed external materials were considered unacceptable by the Council and the discharge of condition 4 of permission reference 2013/6388/P was subsequently refused for the following reason:

The synthetic render Sto-brick slip material, by reason of its appearance, quality and material properties, would cause harm to the appearance of the host building and the setting of the Primrose Hill Conservation Area, contrary to policies CS14 (Promoting high quality places and conserving our heritage), DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Core Strategy and Development Policies 2010.

2.0 RELEVANT PLANNING HISTORY

- 2.1 **2013/6388/P** - Erection of three storey roof extension to provide 4 self-contained flats (2x2beds and 2x3beds), single storey extension to east elevation for new entrance, installation of balconies to all flats together with insulated cladding to all elevations, landscaping works throughout the site, erection cycle store for 50 cycles to the south of the building and provision of two disabled car parking spaces. **Approved subject to s106 agreement 19/06/2014.**
- 2.2 **2013/0074/P** - Erection of a four storey roof extension to provide five self-contained flats to three floors and a service level to the 9th floor together with remodelling of the existing building including addition of insulated rain screen cladding, new balconies to all flats, new entrance

with ramp, general refurbishment work, re-landscaping and provision of two disabled car parking spaces. **Refused 12/07/2013 - due to the detrimental impact the height, scale, design and proposed external materials would have on the character and appearance of the immediate area and the neighbouring conservation area.**

3.0 PLANNING POLICY FRAMEWORK

- 3.1 In arriving at its current decision the London Borough of Camden has had regard to the relevant legislation, government guidance, statutory development plans and the particular circumstances of the case.
- 3.2 The London Borough of Camden Local Development Framework was formally adopted on the 8th November 2010. The policies of relevance to the appeal scheme are set out in the delegated report and decision notice. The full text of the relevant policies was sent with the questionnaire documents.
- 3.3 The Council also refers to supporting guidance documents CPG1: Design. The Camden Planning Guidance has been subject to public consultation and was approved by the Council in July 2016.

Emerging Local Plan

- 3.4 It should be noted that Camden's emerging replacement Local Plan is due to be adopted later in 2017. There are no material differences between the council's policy adopted in 2010 and the emerging Camden Local Plan in relation to this appeal. The submission draft is a material consideration in planning decisions, see paragraph 3.6 below. At this stage the Plan has weight in decision making and is a statement of the Council's emerging thinking. A number of the emerging policies are considered relevant to the subject appeal:
- D1 (Design)
 - D2 (Heritage)
- 3.5 With reference to the National Planning Policy Framework 2012, policies and guidance contained within Camden's LDF 2010 are up to date given that there are no material differences with emerging policies. The council's policies therefore address paragraphs 214 – 216 (Annex 1) of the NPPF and should be given substantial weight in the decision of this appeal. In addition the NPPF states that development should be refused if the proposed development conflicts with the local plan unless other material considerations indicate otherwise. There are no material differences between the Council's policies and the NPPF in relation to this appeal.
- 3.6 The emerging Camden Local Plan is reaching the final stages of its public examination. For information, the following sets out the timing of

forthcoming stages and gives information on the weight to be given to the Plan as it progresses to adoption.

Consultation on proposed modifications to the Submission Draft Local Plan will take place from 30 January to 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan.

The Local Plan should at this stage be a material consideration, with limited weight in decisions until the publication of the Inspector's report into the examination, which is expected in early - mid April. At this point the Local Plan policies should be given substantial weight.

Adoption of the Local Plan by the Council is anticipated in June or July 2017 (depending on Cabinet and Council meeting dates). At that point the Local Plan will become a formal part of Camden's development plan, fully superseding the Core Strategy and Development Policies, and having full weight in planning decisions.

4.0 THE COUNCIL'S STATEMENT OF CASE

- 4.1 The Council's case is set out in the officer's delegated report (Appendix 1) which details the proposal, site and surroundings, the site history, consultation responses and an assessment of the proposal. The following section covers the reasons for refusal in more detail.

Pre-Commencement Condition

- 4.2 *Condition 4 of permission reference 2013/6388/P states:*

No development shall take place until samples and manufacturers details of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted and approved in writing by the local planning authority. The materials panel must include an on-site facing brickwork panel demonstrating the proposed colour, texture, face-bond and pointing. Development shall be carried out in accordance with the approved details.

Reason: In order to safeguard the character and appearance of the 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.

- 4.3 With schemes of this nature the detailed design and materials conditions attached to a planning permission can often be discharged prior to the relevant works taking place at the site. However, in this

instance the Council specifically and purposefully applied condition 4 as a pre-commencement condition because of the sensitivities around the proposed cladding of the building and how this should be agreed before, and considered as part of, the technical structural calculations to clad and extend the existing building. Rather than be stipulated once the building work has commenced and the structural limitations or predetermined construction methods have been set, which is the case for the current development.

- 4.4 In paragraph 3.2 of the Appellants statement of case they state that they are entitled to propose any type of external cladding material as condition 4 does not limit the external cladding to a particular type. However, the condition specifically refers to brickwork and therefore limits the choice of materials to brick. Therefore, the Council is entitled to object to the proposal as the Appellant is no longer proposing to clad the building with brick.
- 4.5 Furthermore, the original application was proposed, and gained conditional approval, on the basis of re-cladding the entire of the existing brick building with new brick (as well as render cladding). This was explicitly referred to by the Appellant in paragraph 3.1 of the Design and Access Statement submitted with the approved application 2013/6388/P:

The vertical cladding will remain as brick, in the form of slips applied over new insulation. This presents the opportunity to re-clad with more appealing brick colour and texture, details of which can be a reserved matter.

The material now proposed by the Appellant is a synthetic brick replica, which is unacceptable to the Council and is at odds with the conditional permission and the undertakings made by the Appellant at the time in supporting submissions.

- 4.6 It is acknowledged that the proposed product has been amended during the application by the Appellant. The material sample, submitted with the condition discharge application when it was originally made, was revised in July 2016 following concerns raised by Council officers. A new sample was submitted in writing on the 14/07/16 and inspected on site on 26/07/16. This sought to address officers concerns about the product. Whilst the colour of the revised sample better matched the existing brickwork on the building it was not considered to overcome the in-principle concern regarding the material choice.

Appearance and texture of proposed Sto-Brick Slips
(Design and Heritage Impact)

- 4.7 Policies CS14 and DP24 seek to ensure all development is of the highest quality and design and considers the character, setting, context and form of neighbouring buildings whilst Policy DP25 is aimed at

preserving and enhancing the boroughs listed buildings and conservation areas, including views and the setting of the Conservation Area from neighbouring areas. The site is not located within a conservation area; however, the Belsize Park Conservation Area is located approximately 45m to the north of the application site and the host building can be seen in short and long range views from within neighbouring conservation areas.

- 4.8 Where development is proposed in close proximity to designated heritage assets, or where indeed, design quality is of the utmost importance, external materials are chosen to ensure a certain level of quality and design integrity is achieved. This has been the Council's objective throughout the planning process for the application site. The sensitive location and nature of the development requires an approach which is contextual and offers a high level of design quality, hence the requirement at the application stage (2013/6388/P) for the use of brick which is both a local material and offers the desired architectural and material integrity that the fabric now proposed does not. To reiterate the discussion above, the acceptability of the proposed scheme was predicated on the basis of brick being used in construction.
- 4.9 The proposed Sto-Brick Slip system is essentially a synthetic tile, bonded to prefabricated insulation panels which are then attached to the existing façade of the building. It cannot replicate the texture, colour, patina, character and appearance of real brick (see Appendix 2). The proposed product also weathers very differently to true brick and the short and long term appearance of the cladding material will fail to replicate the natural appearance and texture of brick, to the detriment of the host buildings appearance and the character of the nearby Conservation Area.
- 4.10 Brick at high level can genuinely contribute to the character of a building, there are numerous, very successful and recent examples of the use of brick in this way in Camden, particularly around the Kings Cross Central development area. Such buildings offer a design integrity and overall quality that cannot be matched by the product proposed and effectively highlight the importance of selecting the right finishing materials for developments of this kind. The sub-standard quality of the proposed product would not be appropriate within the setting of the nearby conservation area and would not result in the quality of building the Council would expect within the borough and certainly not within the setting of a significant heritage asset (Belsize Park Conservation Area).
- 4.11 It is important to note that throughout the entire negotiation process, leading up to the subsequent refusal, the Appellant failed to provide any appropriate examples that demonstrate the use of synthetic brick slips on buildings of a similar size, scale and location to the application site. The examples submitted in support of the refused discharge of condition application included, Roundshaw Estate in London, a housing

development in Hamburg, Germany and Whiston Hospital in Merseyside with the latter referred to again by the Appellant in their appeal statement of case. However, these developments do not compare with the height and scale of the application site and are less likely to have such a significant impact on the character and appearance of a designated conservation area and should not be used as justification for the use of synthetic slips in this instance.

Environmental Benefits of Proposed Sto-Brick Slips

- 4.12 In their statement of case the Appellant has made specific reference to Paragraph 4.10 of the Officer Delegated Report associated with the approved application ref: 2013/6388/P to justify the use of the Sto-Brick Slip system:

4.10 The development also proposes to clad the building with new insulation cladding to improve its appearance and energy efficiency whilst preserving its appearance. The success of the cladding will depend largely on the detailed design the appropriate use of high quality materials and finished appearance. This can be dealt with by way of condition.

- 4.13 Whilst it is acknowledged that the proposed system would improve the thermal performance of the existing building this should not come at the expense of the finished design and appearance of the development. The above extract clearly states that the success of the cladding will depend largely on the appropriate use of high quality materials and the proposed synthetic brick slips, as discussed above, are not considered to provide the required quality of finish.
- 4.14 Whilst the Appellant states that the use of anything other than synthetic brick slips would necessitate the abandonment of external insulation, they have not demonstrated that a real brick system would not be able to provide the same sustainability benefits as the proposed Sto-brick slips.
- 4.15 Furthermore, the Council have recent experience of the successful use of real brick cladding systems with an application that was approved for an existing building in Cartwright Gardens (ref: 2013/1598/P) in 2014. This included the retrofit of an existing student accommodation building of similar age, type and design to the application site, with external wall insulation and real brick cladding, the details of which were discharged under application ref: 2014/3961/P (see Appendix 2).
- 4.16 Therefore, the Council does not accept the Appellants view that the use of real brick cladding would cause them to abandon the external insulation element of the approved scheme when, in fact, it would only necessitate the abandonment of their preferred method of cladding construction, which the Council considers to be unacceptable.

5.0 CONCLUSION

- 5.1 Based on the information set out above, and having taken account of all the additional evidence and arguments made the proposal is considered contrary to policies CS14 (promote high quality places) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (securing high quality design) and DP25 (conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.
- 5.2 The information submitted by the appellant in support of the appeal does not overcome or address the Council's concerns. The proposal presents no benefits that would outweigh the harm identified above.
- 5.3 For the reasons discussed above the proposal fails to meet the relevant policy requirements and therefore the Inspector is respectfully requested to dismiss the appeal.
- 5.4 If any further clarification of the appeal submission is required please do not hesitate to contact Patrick Marfleet on the above direct dial number or email address.

Yours sincerely

Patrick Marfleet
Planning Officer
Culture and Environment

Appendix 1

Delegated Report		Analysis sheet		Expiry Date:		16/03/2016	
		N/A		Consultation Expiry Date:		19/02/2016	
Officer				Application Number(s)			
Patrick Marfleet				2016/0070/P			
Application Address				Drawing Numbers			
Kings College Court 55 Primrose Hill Road London NW3 3EA				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details pursuant to conditions 4 (external finishes); 5 (details of windows, railings, balconies); 7 (tree protection) and 9 (noise report) of planning permission reference 2013/6388/P dated 19/06/2014 (Erection of three storey roof extension to provide 4 self-contained flats, single storey extension to east elevation for new entrance, installation of balconies to all flats together with insulated cladding to all elevations, landscaping works throughout the site, erection cycle store for 50 cycles to the south of the building and provision of two disabled car parking spaces).							
Recommendation:		Part grant / part refuse and warn of enforcement action					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses No. electronic	02 02	No. of objections	02
Summary of consultation responses:		<p>Objections were received from the occupiers of 11 Tobin Close and 31 Fellows Road with the following concerns raised:</p> <ol style="list-style-type: none"> 1. The new plant equipment to be installed at roof level will cause unacceptable levels of noise and disturbance to neighbouring residents. 2. The marketing website for the proposed new units indicates that 6 parking space will be provided for the new dwellings which is contrary to the s106 agreement for a car capped development. <p><i>Officer comments</i></p> <p><i>1. The submitted acoustic report demonstrates that the new plant equipment would comply with Camden's minimum noise standards and would not</i></p>					

cause an undue loss of amenity to neighbouring residents.
2. The car parking arrangements for the site are not being assessed as part of this application.

CAAC/Local groups
comments:

N/A

Site Description

The site is located to the western side of Primrose Hill Road between the junctions of Fellows Road and Adelaide Road and is comprised of a nine storey residential building containing 48 one and two bedroom residential dwellings.

The site is not located within a conservation area, however the Belsize Park Conservation Area is located approximately 45m to the north and the site can be seen in short and long range views within the neighbouring conservation area. The site does not contain any listed buildings.

Relevant History

Application site

2013/6388/P - Erection of three storey roof extension to provide 4 self-contained flats (2x2beds and 2x3beds), single storey extension to east elevation for new entrance, installation of balconies to all flats together with insulated cladding to all elevations, landscaping works throughout the site, erection cycle store for 50 cycles to the south of the building and provision of two disabled car parking spaces (**approved subject to s106 agreement 19/06/2014**).

This application seeks to discharge certain conditions of this permission.

2013/0074/P - Erection of a four storey roof extension to provide five self-contained flats to three floors and a service level to the 9th floor together with remodelling of the existing building including addition of insulated rainscreen cladding, new balconies to all flats, new entrance with ramp, general refurbishment work, re-landscaping and provision of two disabled car parking spaces (**refused 12/07/2013 - due to the detrimental impact the height, scale, design and proposed materials would have on the character and appearance of the immediate area and the neighbouring conservation area**).

Relevant policies

NPPF 2012

The London Plan March 2016

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

DP24 Securing high quality design

DP25 Conserving Camden's Heritage
DP26 Managing the impact of development on occupiers and neighbours
DP28 Noise and vibration

Camden Planning Guidance (2015)

CPG1 Design
CPG6 Amenity

Assessment

1.0 PROPOSAL

Planning permission was granted on 19/06/2014 (ref: 2013/6388/P) for the erection of a three storey roof extension to provide 4 self-contained flats, a single storey extension to the eastern elevation to provide a new entrance, installation of balconies to all flats together with insulated cladding to all elevations, landscaping works throughout the site, erection of cycle store for 50 cycles to the south of the building and the provision of two disabled car parking spaces. This permission was granted subject to a s106 legal agreement and the subsequent discharge of relevant pre-commencement conditions.

Condition 4 - No development shall take place until samples and manufacturers details of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted and approved in writing by the local planning authority. The materials panel must include an on-site facing brickwork panel demonstrating the proposed colour, texture, face-bond and pointing. Development shall be carried out in accordance with the approved details.

Reason: In order to safeguard the character and appearance of the 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.

Condition 5 - No development shall take place until detailed drawings in respect of the following, are submitted to and approved in writing by the Council:

- a) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth;
- b) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings at a scale of 1:10 with typical glazing bar details at 1:1;
- c) Section drawings at a scale of 1:10 drawings of the new:
 - i) infill panels,
 - ii) Junction between existing roof and new extension
 - iii) New balconies including method of fixing

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

Reason: In order to safeguard the character and appearance of the 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.

Condition 7 - Prior to the commencement of any works on site, details demonstrating how

trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

Condition 9 - Prior to commencement of development, a full acoustic report including acoustic isolation, sound attenuation and anti-vibration measures for the plant at 11th floor shall be provided in accordance with a scheme to be approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the residents of Kings College Court, adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

2.0 ASSESSMENT

- 2.1 It is noted that the applicant has applied to discharge condition 10 of permission reference 2013/6388/P. However, this is a compliance condition that does not require the submission of any further information and has therefore not been assessed as part of this application.
- 2.2 **Condition 4** - When determining the original application for this site (2013/6388/P) it was made clear in the officer report that the success of the proposed cladding would depend largely on the appropriate use of high quality materials, the details of which would be secured by condition. The details submitted to discharge this condition propose the use of a Sto External Wall Insulation System which includes the use of synthetic render brick slips as opposed to the required clay brick slip.
- 2.3 As stated in paragraph 1.0 of this report, condition 4 specifically refers to brickwork and limits the choice of materials to brick and it therefore cannot be determined as the details provided do not meet the requirements of the condition. Moreover the original application was proposed, and gained conditional approval, on the basis of recladding the existing brick block with new brick (as well as render cladding) which the applicant has now reneged on.
- 2.4 When development is proposed in close proximity to heritage assets and conservation areas, facing materials are chosen to ensure a high level of quality and design integrity. This has been the Council's objective throughout the process hence the requirement at application stage for the use of brick, which is a material that offers the desired architectural and visual integrity that the synthetic fabric proposed, does not.
- 2.5 The proposed product has been amended during the application by the applicant. The material sample, submitted on submission of the condition discharge, was replaced in July 2016 following concerns by Council officers. A new sample was submitted in writing on the 14th July 2016 and inspected on site on the 26th July 2016. This sought to address officers

concerns about the product. Whilst the revised sample better matches the existing brickwork on the building it is not considered to overcome the principle concern regarding the material choice.

- 2.6 Brick at high level can contribute to the character of a building. The proposed product is essentially a tile, glued to the prefabricated insulated panes which are hung to the existing façade. It cannot replicate the texture, colour, patina, character and appearance of brick. It also weathers very differently to true brick and this will mean that in the short-term and over time, the appearance of this material will be at odds with the natural feel of brick and the surrounding area.
- 2.7 It is the Council's opinion that the proposed synthetic render slips would reduce the quality as well as the long term durability of the building particularly as rendered slips do not weather to the same patina, have the same long term durability or offer the same character and appearance to a building as clay brick slips. The lack of quality and design integrity would not be appropriate within the setting of the conservation area and would detract and cause harm to its character and appearance. There is a clear visual connectivity between the site and the conservation area and the proposed material would not result in the quality of building that is expected within the borough.

The samples of the other materials including white render are considered to suitably match the approved scheme and the existing render on the building and are considered satisfactory.

Given the above, the proposed render slips are not considered to be a suitable cladding material for this particular site given the size, scale and prominence of the host building within the existing street scape and the damage the use of synthetic brick slips could have on the character and appearance of the neighbouring conservation area. Therefore, it is recommended that the details submitted in accordance with condition 4 are refused.

- 2.8 **Condition 5** - The details of the windows; balconies and railings and infill panels are considered suitable. Full scale samples of the details have been viewed on site. Additional information has been requested with regard the finishing details of the balconies, including the finish of their underside (the elements viewable from the street). Therefore, the details submitted in accordance with condition 5 are considered acceptable.
- 2.9 **Condition 7** - The root protection encroachments at the site were approved as part of the original application and the submitted arboricultural statement demonstrates that the trees to be retained at the site will be adequately protected during the development. Therefore, the details submitted in accordance with condition 7 are considered acceptable.
- 2.10 **Condition 9** - The council's noise officer has reviewed the submitted acoustic report and is satisfied that the proposed plant equipment to be installed at the site would comply with Camden's minimum noise standards. Therefore, the details submitted in accordance with condition 9 are considered acceptable.

3.0 Recommendation

- 3.1 Approve details submitted in accordance with conditions 5, 7 and 9 and refuse details submitted in relation to condition 4 (external finishes).
- 3.2 Given that enabling works have commenced at the site the applicant is currently in breach of a pre-commencement condition and it is recommended that an enforcement notice is served to

prevent any development on site which involves the use of inappropriate cladding which would harm the character of the building and the area.

- 3.3 The Head of Legal Services shall be instructed to issue an Enforcement Notice under Section 172 of the Town & Country Planning Act 1990 as amended and to pursue any legal action necessary to secure compliance and officers be authorised in the event of non-compliance, to prosecute under section 179 or appropriate power and/or take direct action under 178 in order to secure the cessation of the breach of planning control.

Appendix 2 – Cartwright Gardens (2013/1598/P) section drawing and photographs of real brick finish

1. Hughes Parry Hall, Cartwright Gardens – 15 storey building

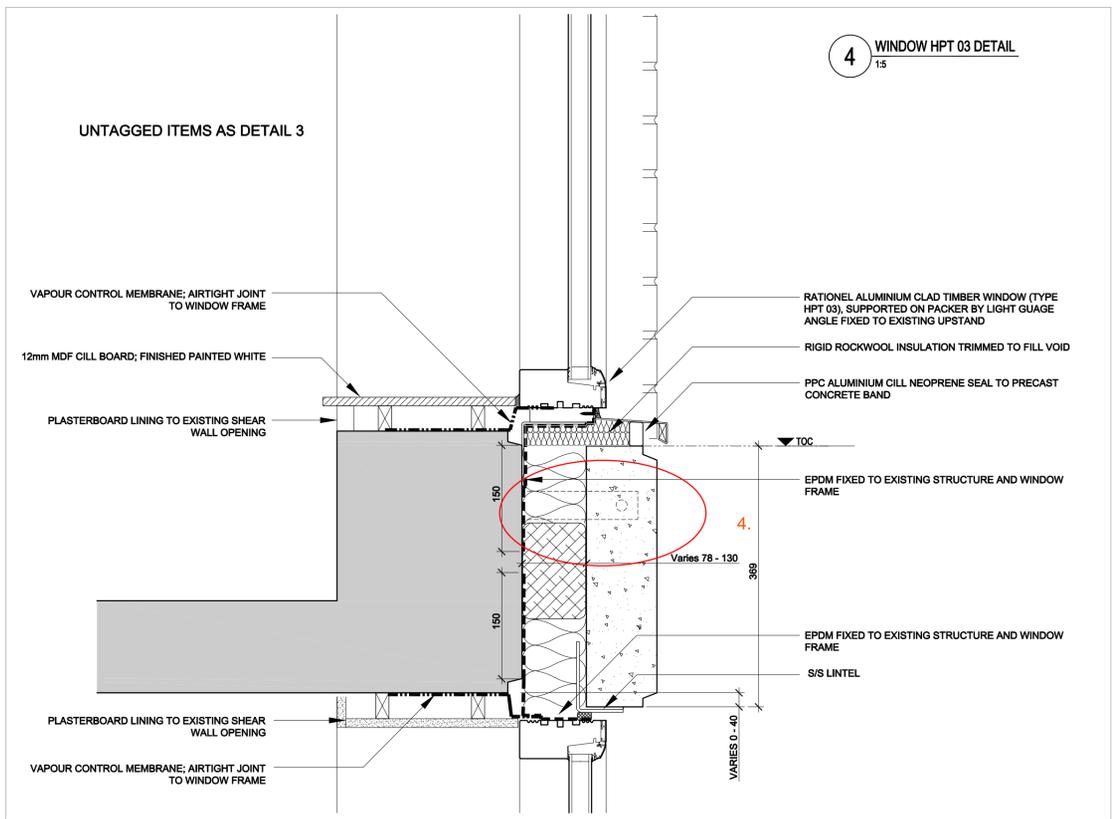
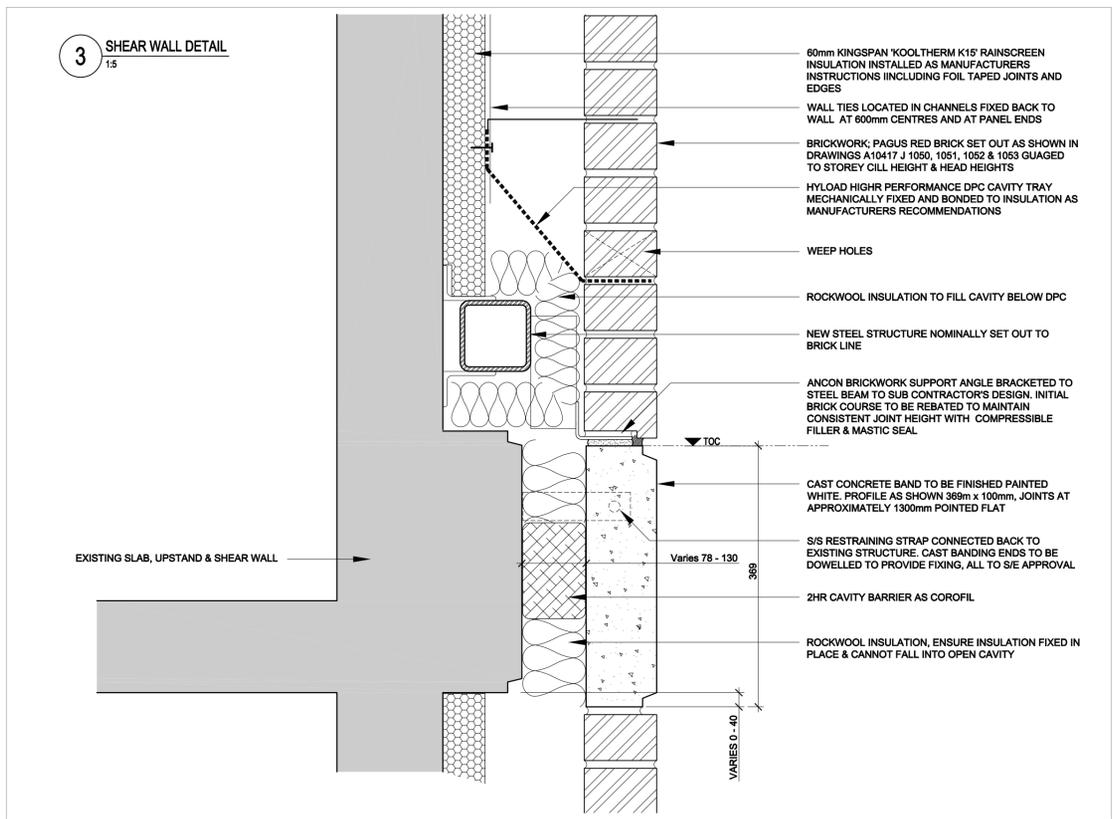
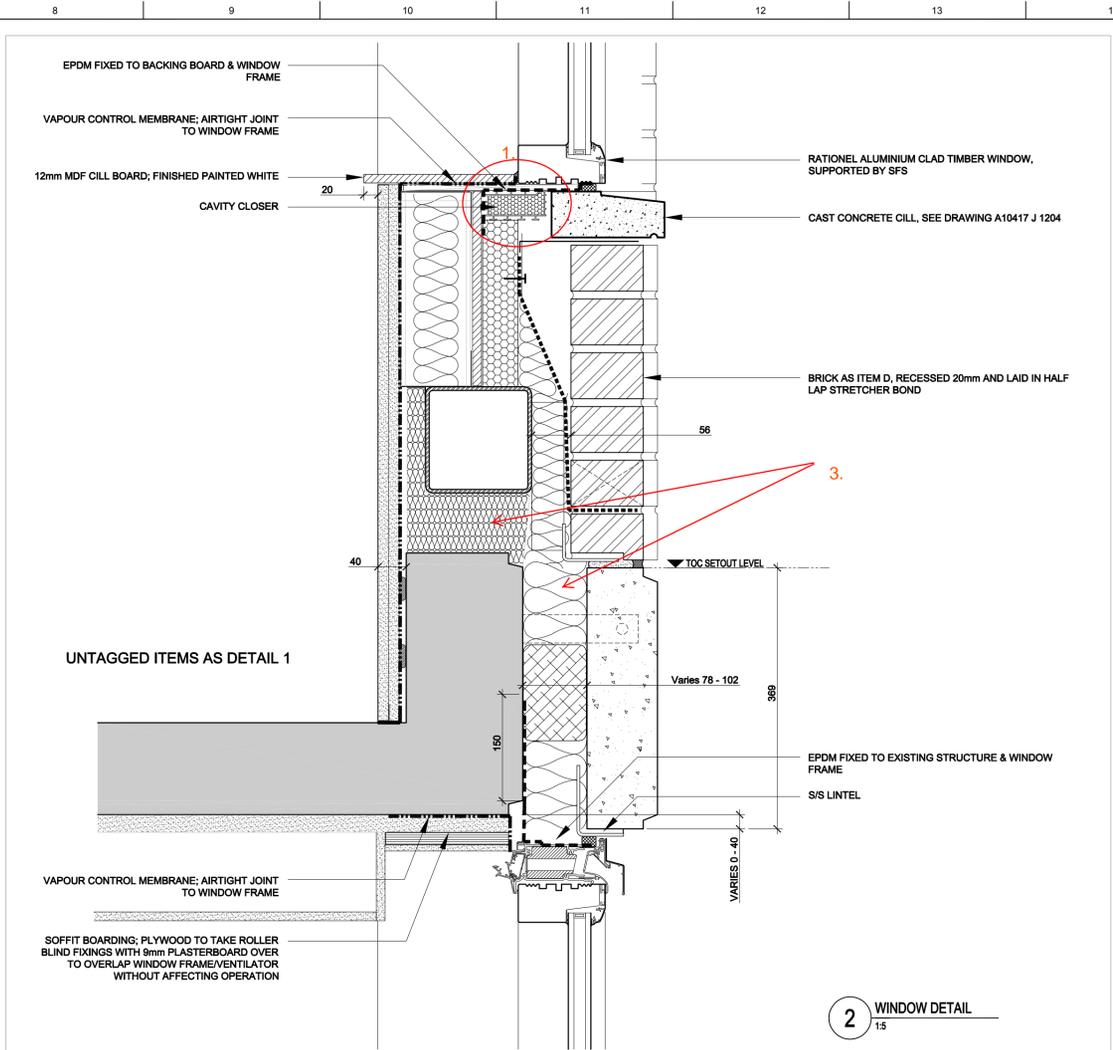
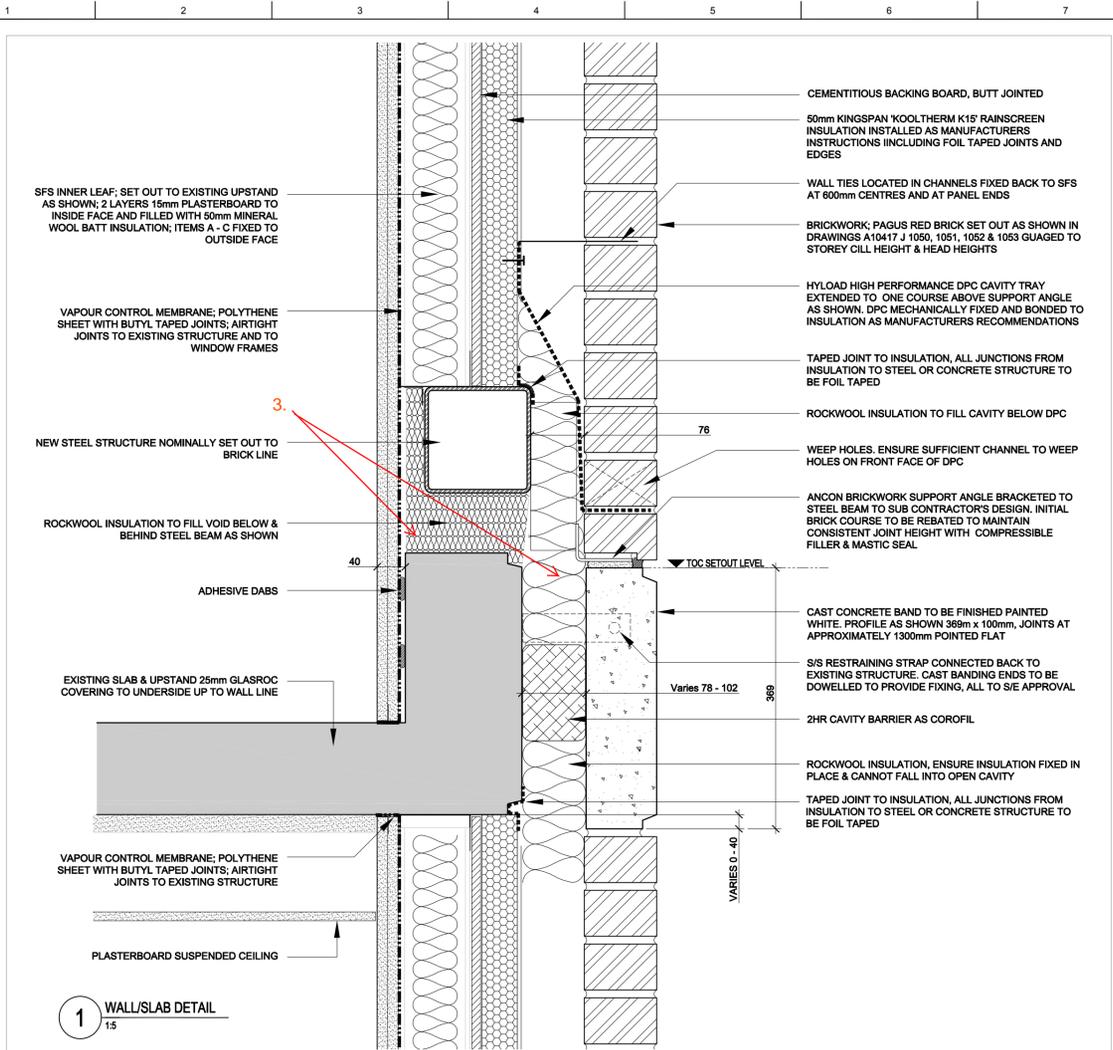


2. Images demonstrating colour and texture of real brick finish.



3. Sample panel of the synthetic product proposed by Appellant





CLIENT
 STRUCTURAL ENGINEER
 SERVICES ENGINEER
 CONSULTANT
 KEY PLAN

NOTES:
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Brookfield MULTIPLEX BM

CONSULTANT DOCUMENT REVIEW

Brookfield Multiplex Received Date:
 A No Comment
 B Noted subject to comments: correct and resubmit within 5 Business Days
 C Rejected - correct and resubmit within 5 Business Days

BMCE CHECKED BY: Matthew Hackett
 DATE: 27 Aug 2015

Brookfield Multiplex review status does not absolve the Consultant of its obligations with regard to coordination and conformity with the other Consultant's and specialist Subcontractors design and the Project Agreements, Employer's Requirements and the Cost Plan and for ensuring that there are no ambiguities, discrepancies, inconsistencies, divergences, design or construction impracticalities or omissions within this document or between it and any other design document.

BMCE Comments 27/08/15:
 1. Cavity closer agreed at rigid K15 Rainscreen insulation with DPC at insulation and reveal interface.
 2. Refer to S7000 Series drawings for vertical cavity barrier fire barrier locations.
 3. These insulation types have been agreed as soft mineral insulation and are in fact the same insulation type.
 4. LM advise that stone band restraint fixing can be fixed to avoid the window EPDM.
 5. PC stone pieces are 75mm thick with exception being at the staircases where the stone bands are 85mm thick.
 6. TPB to confirm stone band setting out, confirming location of stone band cuts.

C3	26.08.15	PROPRIETARY CAVITY BARRIER SHOWN	RCR	RM
C2	26.06.15	EPDM OMITTED & CAVITY TRAY EXTENDED ON ADVICE FROM STRUCTURAL WATER PROOFING MANUFACTURER	RCR	RM
C1	22.05.15	ISSUED FOR CONSTRUCTION	RCR	RM
No.	Date	Comment	Drawn	CHKD

Issue Status
CONSTRUCTION

tp bennett
 architecture
 interiors
 planning

One America Street London SE1 ONE UK +44 (0) 20 7206 2000 www.tpbennett.com

Project
 University of London
 Cartwright Gardens, London

Drawing Title
 Hughes Parry Tower
 Brick Set-Out
 Typical Section Details

Drawn	Date	Scale	Alt. Ref.
RCR	07.04.15	@ A1	1.5

tp bennett Project No.	Drawing Number	Rev
A10417	J 1057	C3