

Ms Helen Pedder
Pedder & Scampton Architects
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United House North Road London
N7 9DP United Kingdom

Application Ref: **2016/4386/P**

Please ask for:

Nora-

Andreea.Constantinescu

Telephone: 020 7974 **5758**

21 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**4-5 Coleridge Gardens
London
NW6 3QH**

Proposal: Details of all facing materials required Condition 4 (manufactures' specification details) of planning permission 2014/2762/P dated 28/10/2016, for raising of eaves and formation of a green barrel roof to northernmost section of building to enhance entire second floor level. Construction of extension over and behind front elevation to southernmost element to adjoin new barrel roof. Works also include the construction of a first and second floor extension to enhance existing part single, part two-storey back addition.

Drawing Nos: Letter updated information submission dated 27.10.16; 139/PL107D; 139PLSK 01 NTS; 139PLSK 02 NTS; 139PLSK 03 NTS; 139PLSK 04 NTS; Declaration of Performance Ashley Red Multi Brick; Product specifications Hardwicke Minister Beckstone Mixture; Picture material Ibstock brick; Picture material Ashley Red Multi; External Glass Finn System specifications; Picture material Vertical glass fin - arctic snow; Barrel roof image; Bauder Green roof details XFN1-1/3/7; XFN1-1/4/7; Flat green roof image; Bauder Green roof planting - Description of works; Bauder Green roof waterproofing - Description of works; Green roof sample photo; Picture example zinc cladding; Zinc specifications - flat lock cladding; Zinc specifications - standing seam cladding; Window picture - SAPA



dualslide horizontal; SAPA specifications - doors and partitions; Timber cladding - picture example; Kebony cladding - installation instructions; Picture - timber cladding Kebony material - new & weathered; Kebony Pine - produc data sheet; Cover letter dated 27.10.2016.

Samples submitted: Brick - Ibstock Harwicke Minister Beckstone mixture; Brick - Wienerberger Ashley Red Multi; VM Zinc Quartz zinc; Typical window profile sample; Glass fin window screens - Vanceva Arctic Snow; Kebony Pine -timber clad; Sedum roof - live sample.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Informative(s):

1 Reasons for granting permission:

The information submitted is in relation to all facing materials for the approved scheme under application ref no 2014/2762/P, including the walls, windows and roof cladding, subject to condition 4.

The details include WM Zinc Quartz as a roof and timber clad walls in Kebony Character Scots Pine for the elevation towards Coleridge Gardens and Belsize Road. The recessed string of the extension towards the northern side of the site would be brick, Ibstock Hardwicke Facing Brick, with thin lines of feature brick course Wienerberger Ashley Red Multi. The walls formed by the raised eaves with the barrel roof would have etched glass louvers in front of windows to prevent overlooking which would be laminated glass translucent find mounted at 45 degrees across face of second floor windows: Levolux 9000 Vertical glass fin system, laminated 4mm glass with 1.5 Vanceva Arctic Snow diffuser interlayer. In between the glass louvers there would be vertical columns of WM Zinc Quartz as well as horizontal flat lock seam fascia on the side of the vault barrel facing Belsize Road. The proposed materials are considered to complement the host dwelling, the other elements of the proposed scheme and the wider area.

The barrel vault roof is to be covered by a sedum green roof, XF301. Details of the proposed sedum roof and its position of the barrel vault have been submitted, in addition to the maintenance plan provided by Bauder and confirmed to be implemented by the applicant. The details submitted are considered acceptable.

The windows proposed would be fire rated windows on gable aligned on plot boundary SAPA Thermo 74. All new window frames would be powder coated aluminium windows with Basalt Grey - RAL 7012. The proposed materials are considered to complement the host dwelling, the other elements of the proposed scheme and the wider area.

It is therefore considered that the details provided are sufficient for the approval of Condition 4.

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 Planning

(Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS14, and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24 and DP25. The proposed development also accords with London Plan 2016 and National Planning Policy Framework 2012.

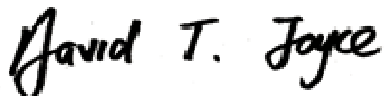
- 2 You are advised that notwithstanding the details hereby approved this permission only relates to materials and does not permit the amendments to the roof profile of the approved scheme.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities