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Our ref: 2017/4900/PRE
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Mr. Lowrie

Details of materials, finishes and window details for permission ref: 2014/5413/P as amended by permission ref: 2016/2041/P (demolition of existing building (6 x flats) and erection of a three-storey plus basement building to provide 5 x residential units, comprising 1x 7 bed single family dwelling house, 1x 4 bed maisonette, 1x3 bed flat and 2x1 bed flats (Class C3), internal and external works including lightwells on the front and rear elevations, plant rooms at basement level, rooflights at ground and roof level, refuse and cycle storage and associated landscaping).

18-20 Elsworthy Road and 15 Elsworthy Rise, London, NW3 3DJ.

I am writing in response to your pre-application enquiry at the above site.

1. Drawings and Documents

- 1.1 The following documentation was submitted in support of the pre-application request:

Details plans:

(03)15C Material Elevations I
(03)16C Material Elevations II
(03)17A Masonry Details I
(03)18A Masonry Details II
(03)19A External Doors
(03)20A Roof Plan
(03)21B Window Types I
(03)22B Window Types II
(03)23B Window Types III
(03)24B Window Types IV
(03)25C Typical Window Detail (Type A)
(03)26C Typical Window Detail (Type B)
(03)27C Typical Window Detail (Type E)
(03)28C Typical Window Detail (Type F)
(03)29B Typical Window Detail (Type G)

(03)30B Typical Window Detail (Type T)
(SK)20C Proposed Metal Window Arrangement

Materials Samples:

Essex Yellow Stock Brick
Old Forge Brick
Tambora Grey Brick
Anglian Weathered Brick
Wienerberger Titanium Grey Brick
Spanish Slate

2. Site Description

2.1 The pre-application relates to the site at 18-20 Elsworthy Road and 15 Elsworthy Rise. The site is located within the Elsworthy Conservation Area. The site has planning permission ref: 2014/5413/P dated 30/03/2015 as amended by permission ref: 2016/2041/P for redevelopment to provide a replacement three storey building with a basement containing 1 house and 4 x flats. This development has commenced on the site and the buildings which previously occupied the site at 18-20 Elsworthy Road have now been demolished.

3. Proposal

3.1 This pre-application query relates to details of materials, finishes and window details for permission ref: 2014/5413/P as amended by permission ref: 2016/2041/P for the demolition of existing building (6 x flats) and erection of a three-storey plus basement building to provide 5 x residential units, comprising 1x 7 bed single family dwelling house, 1x 4 bed maisonette, 1x3 bed flat and 2x1 bed flats (Class C3), internal and external works including lightwells on the front and rear elevations, plant rooms at basement level, rooflights at ground and roof level, refuse and cycle storage and associated landscaping.

4. Relevant Planning history

- 2014/5413/P - Demolition of existing building (6 x flats) and erection of a three-storey plus basement building to provide 5 x residential units, comprising 1x 7 bed single family dwelling house, 1x 4 bed maisonette, 1x3 bed flat and 2x1 bed flats (Class C3), internal and external works including lightwells on the front and rear elevations, plant rooms at basement level, rooflights at ground and roof level, refuse and cycle storage and associated landscaping – Granted - 30/03/2015
- 2016/4669/P - Details of condition 6 (green roof) of planning permission dated 30/03/2015 ref: 2014/5413/P for Demolition of existing building and erection of a three-storey plus basement building to provide 5 x residential units - Granted - 19/10/2016.
- 2016/4670/P - Details of condition 7 (waste storage/removal) of planning permission dated 30/03/2015 ref: 2014/5413/P (Demolition of existing building and

erection of a three-storey plus basement building to provide 5 x residential units) - Granted - 11/10/2019.

- 2016/4671/P - Details of condition 10 (sustainable urban drainage system) of planning permission dated 30/03/2015 ref: 2014/5413/P (Demolition of existing building and erection of a three-storey plus basement building to provide 5 x residential units) – Granted - 11/10/2019.
- 2016/2041/P - Alterations to the consented scheme reference 2014/5413/P dated 30/03/15 for; demolition of existing building (6 x flats) and erection of a three-storey plus basement building to provide 5 x residential units, comprising 1x 7 bed single family dwelling house, 1x 4 bed maisonette, 1x3 bed flat and 2x1 bed flats (Class C3), internal and external works including lightwells on the front and rear elevations, plant rooms at basement level, rooflights at ground and roof level, refuse and cycle storage and associated landscaping – Granted - 09/11/2019
- 2016/4191/P - Variation of condition 9 (construction contract) of planning permission ref 2014/5413/P (dated 30/03/2015) for erection of 3 storey plus basement building comprising 5 residential units, following demolition of existing to allow the development to commence provided the construction contract is made (not submitted and approved) – Withdrawn - 29/09/2016.

5. Relevant policies and guidance

The National Planning Policy Framework (2012)

The London Plan (2016)

Camden Local Development Framework

Camden Local Plan (2017)

A1 Managing the impact of development
D1 Design
D2 Heritage

Camden Planning Guidance

CPG1 Design

Elsworthy Road Conservation Area Appraisal and Management Strategy (2009)

6 Assessment

- 6.1 This pre-application query relates to window details and details of materials, including samples pursuant to planning condition 2 of planning permission ref: 2014/5413/P as amended by permission ref: 2016/2041/P for the redevelopment of the site involving the demolition of existing buildings and the erection of a three-storey plus basement building to provide 5 x residential units. Condition 2 requires

the following details to be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Manufacturer's specification details of all facing materials to be submitted to the Local Planning Authority and samples of those materials to be provided on site.

c) A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing. The panel shall measure 1.5m by 1m.

d) A sample panel measuring 1m x1m of the timber and render cladding proposed on the upper storey of the buildings.

Site Context

6.2 The site is located in the eastern section of Elsworthy Road, which contains three storey semi-detached villas constructed in the 1880s. The adjacent row of properties which provide the immediate site context (no's 2-16 even) are constructed from brick at ground floor level, half-timbering at first-floor level and have projecting flat gabled bays in a contrasting brick. The houses have arched doorway openings in stone, timber sash windows with stone cills and arched brick lintels. These semi-detached villas draw their significant character from the proportions of facades, fenestration pattern, spacing and style of entrances, and architectural detailing. There is a consistency in height, building line, window form and proportions which, despite many alterations, give these houses an attractive and cohesive quality.

6.3 In terms of the existing materials. The existing bricks for the ground floor façade and projecting bay bricks on this part of Elsworthy Road differ in two respect, their colour and their texture. The existing facade bricks are crude and overfired, and therefore heavily textured with imperfections and have brown, red and yellow colour tones. The existing bay stock bricks are harder and more refined, with a mix of paler and darker yellow bricks. The half-timbering on this row of houses utilises timber-work with roughcast render. The windows are timber sashes with stone cills and arched brick lintels. The roofs are finished in slate.

Policy Context

6.4 The Planning (Listed Building and Conservation Areas) Act1990 (section 72) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

6.5 The Camden Local Plan (2017) Policy D1 (Design) states that the Council will seek to secure high quality design in development. The Council will require that development respects local context and character; preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage; comprises details and materials that are of high quality and complement the local character.

- 6.6 The supporting text to Camden Local Plan (2017) Policy D1 (Design) states that in new development, detailing should be carefully considered so that it conveys quality of design and creates an attractive and interesting building. Schemes should incorporate materials of a high quality. The durability and visual attractiveness of materials will be carefully considered along with their texture, colour, tone and compatibility with existing materials. Development should be carried out in materials that match the original or neighbouring buildings, or, where appropriate, in materials that complement or enhance a building or area.
- 6.7 The Camden Local Plan (2017) Policy D2 (Heritage) states that the Council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.
- 6.8 Camden Planning Guidance 1 (Design) states that good design should positively enhance the character, history and nature of the site and other buildings immediately adjacent and in the surrounding area. This is particularly important in conservation areas. Materials should form an integral part of the design process and should relate to the character and appearance of the area, particularly in conservation areas. The durability of materials and understanding of how they will weather should be taken into consideration. The quality of a well-designed building can be easily reduced by the use of poor quality or an unsympathetic palette of materials.
- 6.9 The Elsworthy Road Conservation Area Appraisal and Management Strategy (2009) describes the character of the conservation in detail and sets out management measures to ensure its conservation. It states that development proposals must preserve or enhance the character or appearance of the Elsworthy Conservation Area. High quality design and high quality execution will be required for all new development.
- 6.10 The National Planning Policy Framework (2012) states that development should respond to local character and history, and reflect the identity of local surroundings and materials. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.
- 6.11 The London Plan (2016) Policy 7.4 (Local Character) states that development should be informed by the surrounding historic environment. Policy 7.6 (Architecture) states that development should incorporate the highest quality materials and design appropriate to its context. Policy 7.8 (Heritage Assets and Archaeology) states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Proposed Materials and Finishes

- 6.12 The existing façade bricks and bay bricks on this part of Elsworthy Road differ in two respects, their colour and their texture. The development should aim to match the unrestored houses further up the street, rather than the over-restored

immediate neighbour. These properties further up the street have less contrast in colour between the bay and main façade. The existing ground facade bricks on this part of Elsworthy Road are crude and overfired, and therefore heavily textured with imperfections and with brown, grey, red and yellow colour tones. The existing bay stock bricks on this part of Elsworthy Road are harder and more refined, with a mix of paler and darker yellow bricks.

- 6.15 The proposed bricks for the ground floor façade would be a mix of the Old Forge and Tambora Grey bricks, together with a small element of reclaimed Yellow Stock brick. The Old Forge is a textured light grey/pink brick and the Tambora Grey is a textured dark grey/brown brick. It is acknowledged that it would be difficult to achieve an exact match for the bricks used on this section of the adjacent houses, which are heavily textured and overfired and contain significant variation in brown, grey, red and yellow colour tones. However, the proposed bricks would provide a suitable texture and variation in brown, grey, red and yellow colour tones and would reflect the character and appearance of the existing bricks.
- 6.16 The proposed brick for the projecting flat gabled bays would be the Essex Yellow Stock Brick, which is a lightly textured yellow multi-stock brick. This brick is considered to be a good match for the refined yellow multi-stock bricks used on the projecting bays on this section of the street.
- 6.17 The proposed brick for the quoin/corbel detailing would be the Anglian Weathered brick, which is a textured light cream stock brick. Again, this brick is considered to be a good match for quoin/corbel detailing on adjacent properties.
- 6.18 The rear extensions would be constructed using the Wienerberger Titanium Grey brick. This brick has a refined contemporary finish, but is considered to be suitable for the rear extensions, which are not highly visible from within the conservation area.
- 6.19 The proposed roof slate would be Spanish, which would be a good match in quality, appearance and texture to the existing slates used on the other houses on this section of Elsworthy Road.
- 6.20 Overall, the proposed materials would provide a good match in texture, colour and tone to the existing materials used on the semi-detached villas on this section of Elsworthy Road. The proposed materials would respect the local context and character and would preserve the conservation area in accordance with Camden Local Plan Policies D1 and D2, CPG1, The London Plan and National Planning Policy Framework.
- 6.21 The discharge of condition application should be submitted with a manufacturer's specification of all facing materials, including photographs and samples of the materials. The brick samples panels would need to show the proposed colour, texture, face-bond and pointing/mortar. The mortar for this site should have a grey colour.

Details Plans

- 6.22 The proposed Mock Tudor half-timbering with rough cast plaster infill painted white would be a suitable match for the adjacent houses. A sample panel of the half-timbering would need to be submitted with the planning application.
- 6.23 The proposed windows would be timber sashes, which would be a suitable match for the adjacent houses. The submitted details appear to show a suitable window reveal of approx. 120 mm, which would again be a good match for the adjacent properties. The window details including the reconstituted stone cills and mullions and brick arched lintels would also be a good match for the adjacent houses. The window cills and mullions should be painted to match the others on the street. The proposed timber doors with glazed fanlights also have an acceptable design, but again would also need to be painted to match neighbouring properties.
- 6.24 The discharge of condition application should be submitted with details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates.

Other Issues

- 6.25 The proposed lightwells shown on the submitted plans do not appear to match the approved plans for this application. The main discrepancies are the window design, and the addition of spiral staircases and balustrading in the front lightwells. The lightwell design should match the approved plans.
- 6.26 The proposed boundary treatment shown on the submitted plans is a 1.3 m high brick wall with 1.6 m high brick piers. There is concern that this boundary wall may appear too high and out of character with this section of Elsworthy Road, where boundary walls are typically lower-level brick walls with brick piers. The proposed brick piers should match the height of the adjacent property. Although it accepted that the central wall sections can be higher than others on this section of the Elsworthy Road.
- 6.27 Please contact the planning service for further advice on the lightwell design or boundary treatment if required.

7 Conclusion

- 7.1 Overall, the proposed materials would provide a good match in texture, colour and tone to the existing materials used on the semi-detached villas on this section of Elsworthy Road. The proposed materials and details would respect the local context and character and would preserve the conservation area in accordance with Camden Local Plan Policies D1 and D2, CPG1, The London Plan and National Planning Policy Framework

8 Planning application information

- 8.1 The following information would be required for a valid planning application:

- Completed application form.
- An ordnance survey based location plan at 1:1250 scale denoting the application site in red.
- Elevation/section plans (refer to the requirements of planning condition 2)
- Manufacturer's specification details of all facing materials
- Samples of materials
- The appropriate fee.
- Please see [supporting information for planning applications](#) for more information.

8.2 It is likely that this type of application would be determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details click [here](#).

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact me using the contact details below.

Yours sincerely,

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