

Mr joel kuenzi
Sprunt
First Floor 20 Northdown Street
London N1 9BG UK

Application Ref: **2016/6628/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

4 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
**Land and Garages Adjacent to
42 Falkland Road
London
NW5 2PX**

Proposal:
Submission of schedule of materials pursuant to partial discharge of condition 6 (Materials samples) of planning permission 2014/5539/P dated 27/10/2016 (for erection of part 1 storey plus mansard and part 3 storey building, plus basement, to provide 6x flats)
Drawing Nos: Schedule of Materials rev 3.1 dated 01; 12516-SPR-XX-AR-48-07-4_1; 50-02-4_2; 50-03-4_2; 50-04-4_2; Photos of Smeed Dean London Stock

Informative(s):

- 1 Reasons for granting approval.

The applicant has submitted a schedule of all facing materials including, among other things, windows, roofing and brickwork.

The schedule indicates timber double glazed sash windows, and is accompanied by plans and detailed sections. The design has been revised to a simpler two over



two design and the tilting opening method omitted. The sizes of the window frames and glazing bars are appropriate for the terrace and wider conservation area, and would match the design of neighbouring properties.

The schedule also includes reference to Smeed Dean yellow London stock brick, with accompanying photos. London stock is appropriate for the new buildings and would match the existing terrace.

The schedule also refers to Cembrit natural slate for the roof, but no specific product is indicated. An informative will notify the applicant that a sample of slate needs to be approved.

The schedule includes other external materials such as doors, paving, flashing and render. These are considered to be appropriate for the terrace and conservation area.

Condition 6 specifically states that no development shall take place until samples have been submitted and approved in writing by the Council. Conservation officers consider that the schedule of materials, and supporting photos of brickwork and window plans, are sufficient to partially discharge condition 6 insofar as it relates to windows, type of brick, and other external materials, except for roofing, and that development can therefore commence.

Condition 6 also requires a sample panel of brickwork to be erected on site and approved before the relevant parts of the work commence. This has not been provided and an informative will notify the applicant that this part of the condition remains outstanding and that the sample panel needs to be approved before any above ground construction commences.

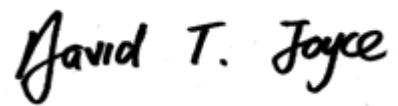
- 2 You are advised that condition 6 is only partially discharged and you are required to submit details of the roof slates for approval before the relevant part of the work commences. You are also required to provide a sample panel of the facing brickwork to be erected on-site and approved by the Council before the relevant parts of the work are commenced. The panel must be 1m by 1m and demonstrate the proposed colour, texture, face-bond and pointing of the brickwork.
- 3 You are reminded that conditions 6 (roof slate sample and brickwork sample panel), 7 (piling method statement) and 8 (drainage strategy) of planning permission/listed building consent granted on 27/10/2016 (reference 2014/5539/P) are outstanding and require details to be submitted and 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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning