

Discharge of Condition 1 of 2003/0066/P issued 02/10/2003

This is a subsequent permission issued for the same site. Condition 1 of this permission is similar to condition 2 of PWX0103947/R1. Was the applicant applying for discharge of condition 1 of 2003/0066/P? If this is the case it should have been picked up at validation. The approved front elevation drawing no. 603-DW-300A of 2003/0066/P is a significantly departure from drawing no.569/DP/300 of the earlier approved PWX0103947/R1. The fenestration pattern has been changed, and the dormer windows are far heavier in their detailing.

In assessing this application the submitted 1:50 scale drawings, including front elevation drawing no. 603-DW-300B, showing the detail design of the as-built elevations, need to be compared to the approved drawing no.600-DW-300A. The as-built facing materials are as per the approved scheme, and I have no issue with the rear or side elevation, or the parapet detail, however however the following features of the as-built front elevation are materially different :

- The articulated sub-division of the front elevation in a distinctive horizontal and vertical pattern has been lost.
- The 3 articulated bays of the front elevation have been lost.
- A series of rectangular motifs have been formed by channelled grooves in the render above and below the first floor windows, and on each side and below the ground floor windows of the bays. At first floor these are narrower than the windows themselves, and at ground floor are offset from the window positions. These appear as a series of disconnected panels set into continuous plane of the rendered façade. The effect appears as a dumbing down of the approved distinctive pattern of articulation of the front elevation.
- The horizontal string course at first floor level which is indented by the 3 bays at ground floor level projecting into the string course – the effect appears arbitrary, detracting from the visual coherence of the approved elevation.
- The distinctive keystone over the first floor windows has been lost
- Not only has the articulation of elevation been lost, the elevation is no longer rhythmic or well modulated.

The detailed submissions for discharge of condition 1 of 2003/0066/P are materially different to the approved scheme and therefore not acceptable.

The as-built front elevation is considered detrimental to the building itself, to the street scene, and to the Conservation Area, conflicting with policies EN1, EN13, EN31.

Negotiate
Approve
Refuse x

Signed _____
Mortimer MacSweeney

M. MacSweeney

Date _____
04/02/2005

04/02/05

Eg Rind 4/2/05