

Delegated Report		Analysis sheet		Expiry Date:		01/04/2014	
		N/A / attached		Consultation Expiry Date:		27/02/2014	
Officer				Application Number(s)			
Neil Collins				2014/0653/P			
Application Address				Drawing Numbers			
St. Regis Heights 9 Firecrest Drive London NW3 7NE				See draft Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement and enlargement of existing double glazed enclosure with triple glazed barrel vault roof enclosure over the internal spiral staircase.							
Recommendation(s):							
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	24	No. of responses	00	No. of objections	00
Summary of consultation responses:		Adjoining neighbours were consulted on 6 th February 2014, but no responses have been received in relation to the application.					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A					

Site Description

St. Regis Heights is a five storey purpose built block of flats comprising a modern architectural style.

The site is not located within any designated conservation area, nor is the building statutorily listed.

Relevant History

No relevant planning history.

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011

CPG1 (Design)

CPG6 (Amenity)

The London Plan (2011)

The NPPF 2012

Assessment

Proposal

This application seeks permission regarding the replacement of an existing staircase enclosure on the roof of the building. The replacement enclosure would be almost identical in form and would comprise similar materials, but would be slightly wider through due to the capabilities of the manufacturer.

Design

The proposal incorporates the replacement of an existing enclosure and it is noted that both the proposed size and the framing would be very similar to the existing.

The very minor increase in the size of the enclosure to accommodate triple-glazing is not considered to have any significant impact upon the overall appearance of the building, given its location on the roof away from public views. The proposed colour would also be very similar in appearance to the existing framing, which would maintain the existing continuity in the appearance of the windows and doors within the building.

Replacement of the glazing would also improve the thermal and energy efficiency of the property in line with 'sustainable development', which underpins current planning policy.

Amenity

There would be no impact upon the amenity of neighbouring occupants as a result of the proposed alterations.

Conclusion

It is considered that the proposed replacement enclosure would accord with LDF policy and Camden's Planning Guidance.