

Delegated Report		Analysis sheet		Expiry Date:	10/12/2013
		N/A / attached		Consultation Expiry Date:	13/11/2013
Officer			Application Number(s)		
Sally Shepherd			2013/6635/P		
Application Address			Drawing Numbers		
York House Plender Street London NW1 0DS			Refer to Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of gas pipework on front and side elevations in connection with residential flats (Class C3)					
Recommendation(s):		Grant Planning Permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	19	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	19 adjoining occupiers were notified of the application in writing. No responses were received					
CAAC/Local groups* comments: *Please Specify	N/A					

Site Description

The application site is a four storey corner property located on the junction of Plender Street and College Place. The property is in residential use and is divided into 8 flats.

The site is not listed and is not in a conservation area, although it has been nominated as a 'non-designated heritage asset' on Camden's Local List which is currently out to consultation.

Relevant History

None relevant

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development)

Development Policies

DP24 (Securing high quality design)

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

Camden Planning Guidance 2013

CPG1 (Design)

CPG6 (Amenity)

Assessment

Proposal

Permission is sought for the installation of 9 new gas flues on the street-facing front and side elevations to serve the flats in the property and 2 vertical pipes to serve the flues. New gas meter boxes will also be installed at the ground level, however these are considered to be a de minimis addition which would not require planning permission.

Assessment

The works are considered to be a minor addition located to the side of each elevation without compromising any existing features of the property and the impact of the pipework on the host property is not considered to be harmful. The pipes will be painted to match the existing building façade to minimise any impact.

Recommendation

Grant Planning Permission