

Delegated Report		Analysis sheet		Expiry Date:		17/07/2013	
		N/A / attached		Consultation Expiry Date:		14/08/2013	
Officer				Application Number(s)			
Fergus Freeney				2013/3027/P			
Application Address				Drawing Numbers			
Euston House 24 Eversholt Street London NW1 1AD				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
External alterations at ground floor level including installation entrance doors, ramped entrance area and cigarette bins to office (Class B1).							
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	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed: 24/07/2013 – 14/08/2013					
CAAC/Local groups* comments: *Please Specify		No CAACs or statutory local groups					

Site Description

The site comprises a large office building located on the block between Eversholt Street, Doric Way and Lancing Street. It is not a listed building, nor is it located within a conservation area.

Relevant History

No recent relevant 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)

NPPF

Assessment

Proposal:

Permission is sought for alterations to the main entrance, the installation of railings within the window bays at ground floor level on the front and side elevations and the installation of small bins on the side elevations and other associated alterations.

Assessment:

The proposal is considered to be acceptable. The proposal would see railings which match original railings in place on the building installed within the window bays on all elevations to discourage antisocial behaviour.

Given that the new railings would appear as an original feature it is not considered that they would be out of keeping with the host building or wider area, nor is it considered that they would increase the perception of crime/antisocial behaviour in the area as they would appear more as ornate features rather than security features.

Permission is also sought for the replacement of the existing main entrance door with glazed doors and a dark metallic painted frame. The design would be similar to the existing but would allow more light into the main foyer. On balance the new door is considered to be acceptable, it would be an appropriate material and colour and would respect the design and proportions of the host building.

New lettering above the main entrance and small bins on the side elevations would also be installed, these are considered to be acceptable and would not harm the appearance of the building or wider streetscene.

There would be no impact on the amenity of neighbours as a result of the scheme given that the proposal is form relatively minor elevational treatments.

Recommendation: Grant Planning Permission