

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	20/03/2013	
		N/A / attached		<b>Consultation Expiry Date:</b>	N/A	
<b>Officer</b>			<b>Application Number(s)</b>			
Alan Wito			2013/0461/P			
<b>Application Address</b>			<b>Drawing Numbers</b>			
Chalk Farm Studios 10A Belmont Street London NW1 8HH			See decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>			
<b>Proposal(s)</b>						
Submission of details as required by condition 4 (Sample brickwork to be approved) of planning permission dated 30/11/2011 (ref 2011/4415/P) for the erection of additional 6th floor and extension to 5th floor to existing mixed use (office (B1)/residential (C3)) building.						
<b>Recommendation(s):</b>		<b>Grant</b>				
<b>Application Type:</b>		<b>Approval of Details</b>				
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice				
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		N/A				
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		N/A				

## Site Description

The application site at 10a Belmont St that was formerly a piano factory which was previously used by a number of businesses including offices and light industrial businesses (it is now empty). A yard at the rear part of the site is used for servicing and deliveries but only part of this area forms part of the application site (where the rear extension is to be located). The yard is accessed via a relatively narrow access road from Ferdinand Street and an undercroft beneath 27 Ferdinand St.

The surrounding neighbourhood comprises a mixture of building heights and uses. It is broadly residential in nature to the north, west and east, including some family-sized housing and several blocks of local authority flats. Generally the built form rises from lower and small scale development of two to three storeys on Chalk Farm Road towards taller and bulkier buildings to the north in the form of twentieth century housing blocks located in spacious grounds.

Originally the area comprised terrace houses arranged around a square. This urban form is still evident with many of the buildings on Belmont Street being survivors from this period. To the south of the site lies the Regent's Canal Conservation Area. Harmond Street Conservation Area lies to the east with West Kentish Town Conservation Area to the north. The closest listed buildings are the Roundhouse (Grade II\*) on the south side of Chalk Farm Road and Kent House (Grade II) to the east.

## Relevant History

Planning permission was granted on 30/11/11 for the erection of additional 6th floor and extension to 5th floor to provide 8 residential units (Class C3) (3 x 1-bed, 4 x 2-bed, 1 x 3-bed), and erection of a five storey rear extension to provide additional office space (Class B1), including creation of roof terrace at rear 5th floor level and external terraced area at 6th floor level, creation of green roof, and associated alterations (ref: 2011/4415/P).

An application has been submitted to discharge conditions 3 (Window Details) of Planning Permission dated 30/11/2011 (Ref: 2011/4415/P) for the erection of additional 6th floor and extension to 5th floor to provide 8 residential units (Class C3) (3 x 1-bed, 4 x 2-bed, 1 x 3-bed), and erection of a five storey rear extension to provide additional office space (Class B1), including creation of roof terrace at rear 5th floor level and external terraced area at 6th floor level, creation of green roof, and associated alterations (ref: 2013/0650/P). This application has not yet been determined with an expiry date of 1/4/13.

## Relevant policies

### LDF Core Strategy and Development Policies

CS14 - Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

## Assessment

Condition 4 required:

*“A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed.”*

Two sample panels have been provided by the applicant, one for the rear extension and one for the extension at 5<sup>th</sup> floor level.

For the rear elevation it is proposed to use an Ibstock Bevern Dark Multi Stock brick. This has the appearance of a dark weathered stock with a variation in colouration similar to the main piano factory. The brick itself is not an identical match the main building but this merely reflects the fact that the extension is a clearly modern addition which takes its reference from the factory but does not slavishly replicate every detail. In this context the proposed brick would sit harmoniously with the main factory building.

Salvaged stocks are to be used on the 5<sup>th</sup> floor extension to match the building below. The stocks have been darkened to reflect the weathered appearance of the building below. Although the pointing is quite light this matches the pointing found at the upper levels of the building which is not noticeable due to the height above ground level.

The proposed brick sample panels submitted are considered satisfactory to meet the requirements of the condition and therefore it is recommended that the application is approved.