

Delegated Report		Analysis sheet		Expiry Date:		21/02/2013	
		N/A		Consultation Expiry Date:		07/02/2013	
Officer				Application Number(s)			
Seonaid Carr				2012/6885/L			
Application Address				Drawing Numbers			
50 Albert Street London NW1 7NR				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Submission of details as required by condition 3 (detailed drawings of a) Plan, elevation and section drawings of all new doors and windows, b) plan, elevation and section drawings of all screens at 2nd floor landing level and new rear conservatory, and c) samples of the new roof slate) as required by planing permission dated 28/08/2012 (ref 2012/3095/L), for Erection of mansard roof extension with inset roof terrace, replacement of window surrounds on front elevation at first and second floor level, replacement of window and glazed extension at rear first floor level and internal alterations all in connection with existing residential flat (Class C3).							
Recommendation(s):		Grant approval of details					
Application Type:		Approval of Details (Listed Building)					
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:		<p>A site notice was displayed from 10 January 2013 until 31 January 2013 and a press notice was published on 17 January 2013 (expiring 07 February 2013).</p> <p>No responses were received as a result of the consultation period.</p>					
CAAC/Local groups comments:		N/A					

Site Description

The application site relates to the garden flat of a three storeys plus basement end of terrace building located on Albert Street, in close proximity to the junction with Mornington Street. The property, together with the two adjoining properties are grade II listed and considered to make a positive contribution to the character and appearance of the Camden Town Conservation Area of which it forms a part.

Relevant History

2012/3095/L - Erection of mansard roof extension with inset roof terrace, replacement of window surrounds on front elevation at first and second floor level, replacement of window and glazed extension at rear first floor level and internal alterations all in connection with existing residential flat (Class C3). Application approved.

Relevant policies

The National Planning Policy Framework (2012)

The London Plan (2011)

LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage

DP25 Conserving Camden's Heritage

Camden Planning Guidance (2011)

CPG1 Design

Camden Town Conservation Area Appraisal and Management Strategy

Assessment

Condition 3 is worded as follows:

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Plan, elevation and section drawings of all new doors and windows at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.*
- b) Plan, elevation and section drawings of all screens at 2nd floor landing level and new rear conservatory at a scale of 1:20 with typical moulding and architrave details at a scale of 1:1.*
- c) Samples of the new roof slate.*

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

With regard to point a, the proposed joinery details are considered satisfactory. The detailed design including glazing bar and bead details of the dormers window and conservatory details would match the age and style of the host building and thus preserve the character and appearance of the area as well as the architectural and historic interest of the grade II listed building.

In respect of point b, the design of the staircase and contemporary timber screen are also considered appropriate for the listed character. The staircase design is simple and elegant and would match the age and style of the building. The screen would separate the main staircase from the new whilst acknowledging the modern addition to the building. The simple four panel design of the associated door and fanlight would appropriately respond to the secondary staircase and hierarchy of the levels.

Point c requires a sample of slate to be used in the roof, the sample of reclaimed slate provided is considered of suitable quality to clad the new roof slope.

In light of the above, the details are considered satisfactory to meet the requirements of the condition. It is recommended the condition be discharged.

Recommendation: Grant approval of details.

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