

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		22/01/2013	
		N/A		<b>Consultation Expiry Date:</b>		26/12/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Rachel Miller				2012/6384/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Atelier House 64 Pratt Street London NW1 0LF				Please refer to 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>							
Alterations to ground floor front entrance comprising installation of glazed doors and glass canopy and installation of 12 x replacement extract louvers to rear of building in connecting with existing offices (Class B1).							
<b>Recommendation(s):</b>		Approve with conditions					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	28	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Site notice displayed from 05/12/2012 – 26/12/2012  No responses received					
<b>CAAC/Local groups* comments:</b> *Please Specify		Not in a Conservation Area					

## Site Description

Atelier House is a six storey office block located on the corner of Pratt Street, Mandela Street and Camden Street. The front entrance is on Pratt Street and is recessed by 1.3metres.

The building is not listed and not located in a conservation area.

To the rear of the site is a gated service yard and the Centro office buildings.

## Relevant History

9500691 The erection of an extension at fifth floor and erection of a roof extension over part of the building for Class B1 office use; the formation of a new entrance the replacement of the existing fire escape by a new rear staircase and alterations to the fenestration. Approved 03/08/1995

2012/6611/P Replacement of all existing single glazed windows with double glazed windows in connecting with existing office building (Class B1). Currently under consideration.

## Relevant policies

### LDF Core Strategy and Development Policies

Core Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Development Policies

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

CPG1 Design

London Plan 2011

National Planning Policy Framework (NPPF) 2012

## **Assessment**

Permission is sought for the erection of new glazed front entrance to the offices. It would include a glass canopy and reduce the recess of the entrance by 0.8metres.

The proposals also include the installation of 12 louvers on the rear of the property, 6 on either side of the lift core. The louvers would measure 2100mm by 900mm and replace existing smaller louvers. The existing wall mounted air conditioning units on the rear elevation would be removed and the units installed inside the building.

This application is assessed in terms of design and amenity.

## **Design**

The rear louvers would be located in a gated rear service yard in the place of existing smaller louvers. Whilst they would be bigger than existing it is considered that they would not harm the appearance of the rear of the building.

The proposed alterations to the main entrance are considered to be acceptable. The canopy and recessed entrance would respect the host building and relate to the host building and allow for a visible street presence. The installation of a new doorway arrangement and glazing is considered to be acceptable and the proposed is considered to be a high quality replacement.

## **Amenity**

The nearest residential window is approximately 13metres away across Mandela Street. It is considered that the louvers would not adversely harm the amenities of residential occupiers in terms of noise and vibration. The Applicant proposes to move the existing air conditioning units from the rear elevation, into the building which would reduce any noise transfer from the units.

There would be no impact on amenity as a result of the proposed changes to the front entrance.

The canopy would replace an existing example, at a similar height, which would not exert an adverse impact on the use of the public highway at this point.

## **Conclusion**

It is recommended that the application is approved with conditions.

### **Disclaimer**

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