

Delegated Report		Analysis sheet		Expiry Date:		31/10/2012	
		N/A / attached		Consultation Expiry Date:		25/10/2012	
Officer				Application Number(s)			
John Nicholls				2012/4550/P			
Application Address				Drawing Numbers			
31 Cathcart Street London NW5 3BJ				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Alterations for the replacement of steel folding doors with steel shutter and pass door.							
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	04	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed on 27/9/2012 and a press notice on 4/10/2012. No comments have been received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		The Inkerman Road Conservation Area does not have a CAAC.					
Site Description							
The property is located on the north eastern side of Cathcart Road approximately mid-terrace. The property is an access way into a yard at the rear (former Post Office depot) with office above.							
The property is not listed but does lie within the Inkerman Conservation Area.							
Relevant History							
None							

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

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden's Planning Guidance 2011

Inkerman Road Conservation Area Statement

Assessment

Proposal

The proposal seeks to replace an exiting concertina style metal shutter door which forms the entrance to the access to the former depot with a similar colour modern roller shutter with a door set into it.

Design

The existing door is still in use and covers both ground and first floor. The existing door is now inoperable through wear and tear and vehicle damage. The proposed replacement shutter is a roller shutter with box housing which will be attached to the underside of the opening in the same location as the existing runners for the concertina door and will be painted to match the shutter.

The shutter will have a small horizontal aperture so will have some gaps which will allow light to penetrate and therefore its appearance won't appear as solid as the existing concertina door.

The proposal is considered an improvement on the existing concertina door and is considered to enhance the conservation area and is therefore in accordance with policies DP24 and DP25.

Amenity

The perforated nature of the shutter is an improvement on the existing solid concertina door and therefore is considered to improve amenity and therefore compliant with policy DP26.

Recommendation: Grant Planning Permission

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