

Delegated Report		Analysis sheet		Expiry Date:		17/09/2012	
		N/A / attached		Consultation Expiry Date:		24/08/2012	
Officer				Application Number(s)			
Fergus Freeney				2012/3882/P			
Application Address				Drawing Numbers			
79 Fortress Road London NW5 1AG				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Rendering of front elevation to existing office building (Class B1a)							
Recommendation(s):		Grant					
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: 03/08/2012 – 24/08/2012					
CAAC/Local groups* comments: *Please Specify		No CAAC or statutory local groups					

Site Description

The site is located on Bellina Mews to the east of Fortess Road. It comprises a large industrial building in commercial use. The site is not listed and is not within a conservation area.

Relevant History

2003/1634/P - Alterations to form new windows in the north and south elevations and the erection of a new canopy on the south elevation to match existing. *Approved 24/09/2003*

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 Planning Guidance 2011

Assessment

Proposal:

Permission is sought for the application of render over the existing painted brickwork on the south elevation.

Assessment:

The proposal is considered to be acceptable; the building is simple in design with minimal detailing and painted brickwork and it is not considered that covering the brickwork with render would harm its character or appearance.

The building is set back behind terraced buildings fronting Fortess Road and only oblique views are possible when standing directly at the entrance to Ballina Mews. Given the set back, and that the brickwork is already painted, there would be little perceivable difference in appearance when viewed from Fortess Road.

The proposal is considered to respect the appearance of the host building and wider area.

Recommendation: Grant Planning Permission.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444