

Delegated Report		Analysis sheet		Expiry Date:		08/10/2012	
		N/A / attached		Consultation Expiry Date:		n/a	
Officer				Application Number(s)			
Carlos Martin				2012/4040/P			
Application Address				Drawing Numbers			
3 ERSKINE ROAD LONDON NW3 3AJ				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of the railings design, sections and dimensions pursuant to condition 2 of appeal decision ref APP/X5210/A/12/2168499 (council ref 2011/4754/P) dated 1st May 2012 for: installation of new metal railings and gates to front of flats (Class C3) and retail unit (Class A1).							
Recommendation(s):		Grant					
Application Type:		Approval of Details					
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:		n/a					
CAAC/Local groups* comments: *Please Specify		n/a					

Site Description

The application site is a 19th century property located on the southern side of Erskine Road with a retail unit at ground floor level and residential units above. The site forms part of a terrace of six four-storey buildings comprising nos. 89a and 89c Regent's Park Road and 1-4 Erskine Road, constructed in stock brick with stucco dressings. The site lies within the Primrose Hill Conservation Area which is covered by an Article 4 Direction. It is listed as making a positive contribution to the conservation area and the shopfront is identified as being a shopfront of merit. The site also lies within the Regent's Park Road Neighbourhood Centre.

Relevant History

2011/4754/P: pp granted under appeal for the Installation of new metal railings and gates to front of flats (Class C3) and retail unit (Class A1).

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

Primrose Hill Conservation Area Statement

Assessment

Approval is sought for details of the railings design, sections and dimensions pursuant to condition 2 of appeal decision dated 1st May 2012 for: Installation of new metal railings and gates to front of flats (Class C3) and retail unit (Class A1).

Condition 2

No development shall take place until full details of the design of the railings, including sections and dimensions, details of the finials and a plinth, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

The proposed railings details are considered to be acceptable and would ensure the character and appearance of the host building and the conservation area are preserved.

Recommendation: Grant

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