

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		03/02/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		12/01/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Fergus Freeney				2011/5967/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
12 A Hollycroft Avenue LONDON NW3 7QL				See 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 include the replacement of existing side door with new window and gas meter boxes at basement level and the erection of a bicycle store in front garden at ground floor level to residential flat (Class C3).							
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>07</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Site notice: 14/12/2011 – 04/01/2012 Press notice: 22/12/2011 – 12/01/2012  No comments received.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Redington Frogna! CAAC – No objection					

## Site Description

The site is located on the west side of Hollycroft Avenue, it comprises a 4 storey property which is subdivided into flats.

The site is not listed, but is within the Redington Frogna Conservation Area.

## Relevant History

No relevant history

## 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

### Bloomsbury Conservation Area Statement

## Assessment

### Proposal:

Permission is sought for the following works:

- The erection of a cycle storage area at the front of the property.
- Bricking up of external entrance to coal storage area at lower ground level to incorporate the space into the flat.

### Assessment:

#### Bike storage area

The bike storage area would replace an existing low level brick planter and would measure approx 2.1m in depth x 80cm in width x 1.3m in height. It would be constructed from white rendered concrete with hardwood timber doors, and contain a small planting area to the front. It would also be covered with a small green roof.

The proposal is considered to be acceptable, the bike storage area would be a modest structure which would not detract from the appearance of the host building or appear over prominent on within the conservation area and the planting would further help to reduce any impact it has on the wider streetscene.

The proposed materials are considered to be acceptable, the hardwood timber doors and white render are considered to compliment the host building and are in keeping with materials found within the wider conservation area.

#### Alterations to coal storage area

At present there is a coal storage area at lower ground floor level, accessed externally via a side passage. The proposal would see the doorway bricked up so as to incorporate the coal storage area into the flat. Within the bricked up doorway a small opaque glazed window would be installed together with external gas boxes.

This aspect of the proposal is also considered to be acceptable; the alterations are taking place within a confined side passage at lower ground floor level and are not visible from the wider conservation area. The bricks used to close up the doorway would match those used in the existing construction

which is appropriate.

The proposed opaque glazed window would be UPVC framed, whilst the use of this material within conservation areas is discouraged, in this instance it is considered acceptable given that it would not be visible from the street or adjoining properties – furthermore it is modest in size and would not appear as a prominent feature on the side elevation of the building.

**Recommendation: Grant Planning Permission**

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