

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		19/01/2012	
		N/A / attached		Consultation Expiry Date:		02/01/2012	
Officer				Application Number(s)			
Lauren McMahon				2011/6063/P			
Application Address				Drawing Numbers			
13-29 Belmont Street London NW1 8HJ				Please refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of all existing windows and doors to the front and rear elevations, installation of railings around the perimeter of the roof level and provision of a green roof to the roof level of residential block (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Councils Own Permission Under Regulation 3					
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 12/12/11 – 02/01/12 No response.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Nil.					
Site Description							
The application site is a Council owned property which comprises of a three storey residential block with 9 units. The property is located on the west side of Belmont Street, to the north is a single storey resource centre and to the west and south are residential blocks. The application site building is not listed, nor within a Conservation Area.							
Relevant History							
None relevant.							

Relevant policies

LDF Core Strategy

CS1 - Distribution of growth

CS5 – Managing the impact of growth and development

CS13 - Tackling climate change through promoting higher environmental standards

CS14 - Promoting high quality places and conserving our heritage

CS15 - Protecting and improving our parks and open spaces & encouraging biodiversity

CS16 - Improving Camden's health and well-being

Development Policies

DP22 - Promoting sustainable design and construction

DP23 - Water

DP24 – Securing high quality design

DP26 – Managing the impact of development on occupiers and neighbours

DP32 - Air quality and Camden's Clear Zone

Camden Planning Guidance 2011

Assessment

1.0 Proposal

- 1.1 This application seeks to replace all existing windows and doors to the front and rear elevations, install railings around the perimeter of the roof level and provide a green roof to the roof level of the residential block.

2.0 Design

- 2.1 The existing single glazed timber framed windows to the front and rear elevations are to be replaced with double glazed timber framed windows. The dimensions and configuration of the proposed windows are to be similar to the existing.
- 2.2 The existing ground floor front timber doors with circular windows are to be replaced with double glazed doors with timber frames. The existing ground floor rear single glazed timber framed doors are to be replaced with double glazed timber framed doors which are similar to the existing design. The existing first and second floor rear timber doors with circular windows are to be replaced with timber doors. The proposed windows and doors would be of a similar to the existing and therefore would not significantly impact upon the appearance of the subject residential block (which is outside of a conservation area) or the streetscape of Belmont Street.
- 2.3 The proposal seeks to install a metal safety railing approximately 1.1m high around the whole perimeter of the roof level. At present such a handrail is presently located along one existing side elevation. The railing is to be setback 1.5m from the edge of the roof level and therefore would not be highly visible from the streetscene of Belmont Street. When visible from more distance views it would be considered to be of a limited significance against the greater bulk of the subject building.
- 2.4 The application seeks to provide a green roof at the roof level which is welcomed and considered acceptable within this location in the context of policies CS13, CS14, CS15, CS16, DP22, DP23, DP24 and DP 32. Although some details in respect of the green roof have been provided by the applicant further details will be secured via a condition to ensure long term health and maintenance.

3.0 Amenity

- 3.1 The existing roof level is not accessible to the residents of the subject site and is only accessible for maintenance purposes. The proposal does not seek to use the roof level as a roof terrace and the roof terrace will continue to be only used for maintenance purposes. Therefore the proposal would not impact upon the privacy of surrounding neighbours. Overall the proposal would not significantly impact upon the amenity of the surrounding properties. Moreover the proposed works would improve the quality of accommodation for current/future occupiers of the residential units.

4.0 Recommendation

- 4.1 Grant Planning Permission.

DISCLAIMER

**Decision route to be decided by nominated members on Monday 16th January 2012.
For further information see**

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>