

Delegated Report		Analysis sheet		Expiry Date:	30/12/2011
		N/A / attached		Consultation Expiry Date:	08/12/11
Officer			Application Number(s)		
Connie Petrou			2011/5353/P		
Application Address			Drawing Numbers		
Flat 2 42 Gloucester Avenue London NW1 8JD			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of windows to enclose terrace to front elevation of upper ground floor level flat (Class C3).					
Recommendation(s):		Refuse			
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:	Press notice advertised 17/11/11 Site notice displayed 14/11/11					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Objection from the Primrose Hill CAAC</p> <p>The CAAC was very actively involved in the development of the design of this building, in an attempt to support high quality modern design in the conservation area.</p> <p>One of the fundamental principles of the design was the concept of the screen wall of brick with the building enclosure interrelating to that screen in a coherent series of vertical bays. The proposal would destroy that coherence, and this fundamental design principle of the building.</p> <p>The building is a significant one, in a prominent location in the conservation area. The proposal would harm its character and, therefore, neither preserve nor enhance the character and appearance of the conservation area.</p>					

Site Description

The site is located on the north side of Gloucester Avenue. The subject building was constructed in 2002 and incorporates an external envelope of brickwork interspersed with large areas of glazing. The front elevation incorporates two projecting balconies to the first and second floor flats and a recessed balcony to the subject flat, no. 2 which is located on the upper ground floor, immediately above the Sardo Canale restaurant and bar.

Relevant History

None

Relevant policies

LDF Core Strategy and Development Policies

Core Strategies

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

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

Proposal

The proposed alteration will involve removal of the existing recessed terrace serving flat no. 2 and installation of a set of purpose made bi-folding windows to increase the internal space within the flat. The new windows will be finished with a grey powder coated finish to match that which exists on the sliding balcony doors they will replace and they will sit on the existing rendered parapet wall which encloses the existing terrace.

The considerations material to the assessment of this application are as follows:

- The effect of the proposed extension on the architectural integrity of the property and the character and appearance of the CA.
- The effect of the proposed works on the existing amenities of the neighbouring residential occupiers in terms of potential loss of received daylight, sunlight, outlook and privacy.

Assessment

Although the alteration appears minor in nature, it is considered to have a material impact upon the overall appearance of the building. The building has been executed in line with a clear design concept based on a solid red brick elevation indented with recessed windows and balconies. Removing the terrace doors and replacing them with windows flush with the elevation is considered to disrupt the clear articulation and uniformity which currently exists on this prominent elevation and is therefore contrary to Camden's design policies. Furthermore, the inclusion of glazing bars on the windows is inconsistent with the existing fenestration and is therefore considered unacceptable in detailed design terms. No loss of residential amenity including privacy or overlooking would result from the proposal.

Recommendation: Refuse

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