

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		28/12/2011	
		N/A / attached		<b>Consultation Expiry Date:</b>		-	
<b>Officer</b>				<b>Application Number(s)</b>			
Charles Thuaire				2011/5618/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Alexandra House Maitland Park Villas London NW3 2ET				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>							
Details pursuant to condition 2 (details of the façade and architectural features at Maitland Park Villas elevation), 3 (brickwork sample panel), 4 (obscure glazing to the west facing window of 1st floor lounge), 5 (angled windows to south facing 1st and 2nd floor lounges and dining rooms) and condition 14 (tree protection measures) of planning permission 2010/4616/P dated 07/10/2010 for: Erection of a part 2, part 3, part 4 storey building comprising a 60 bedroom care home (Class C2) and 35 extra care sheltered housing flats (Class C3) with associated shared facilities, plus external landscaping and a new entrance, parking facilities and service road.							
<b>Recommendation(s):</b>		<b>Approve details</b>					
<b>Application Type:</b>		<b>Approval of Details</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>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>	
			No. electronic	<b>00</b>			
<b>Summary of consultation responses:</b>		-					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		-					

## Site Description

Large Council-owned care home being built off Maitland Park Villas and behind properties in Haverstock Hill.

## Relevant History

Planning permission 2010/4616/P dated 07/10/2010 for: Erection of a part 2, part 3, part 4 storey building comprising a 60 bedroom care home (Class C2) and 35 extra care sheltered housing flats (Class C3) with associated shared facilities, plus external landscaping and a new entrance, parking facilities and service road.

## 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  
CS15 - Protecting and improving open spaces & encouraging biodiversity  
DP24 - Securing high quality design  
DP25 - Conserving Camden's heritage  
DP26 - Managing the impact of development on occupiers and neighbours

## Assessment

### Elevations-

The submitted drawings demonstrate that the detailed design of the doors and windows are as approved and the details are considered satisfactory.

### Sample-

The design officer has inspected the brick panel. The quality of the workmanship is satisfactory and the colour and type of brick match those approved as part of the original application.

### Obscure glazing and angled windows-

The plans and elevations show that these are located and designed as indicated in the previously approved plans and that they will ensure that privacy is maintained to the neighbours in Haverstock Hill in accordance with the intentions of these conditions.

### Trees-

The tree officer has checked tree protection on site to ensure it is in compliance with the approved plans. The fencing type and location was considered acceptable taking into account the proximity of buildings to trees and allowing room for scaffolding.

It is recommended that these conditions be discharged.

### Disclaimer

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