

Delegated Report		Analysis sheet		Expiry Date:	21/11/2011
		N/A / attached		Consultation Expiry Date:	27/10/2011
Officer			Application Number(s)		
David Glasgow			2011/4796/P		
Application Address			Drawing Numbers		
146 Royal College Street London NW1 0SE			Refer Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Replacement of entrance door at ground floor level with new glazed entrance doors and solid security roller shutter on elevation facing the Canal to existing Office use (Class B1).					
Recommendation(s):		Grant Planning Permission			
Application Type:		Full Planning Permission			

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: 06/10/2011 to 27/10/2011 Press Notice: 30/09/2011 to 21/10/2011 No representations received as a result.					
CAAC/Local groups* comments: *Please Specify	<p>Regents Canal CAAC: objection -</p> <p>We Object to this application for the following reasons:</p> <ul style="list-style-type: none"> The applicant claims that the widened opening replicates details from the existing opening but this is not the case. The 'as existing' Drawing no. 146RCS-PL-05 is inaccurate. The 1980's infill does not master the outside brick jambs but is set back to reveal half round blue engineering brick jambs both sides. These jambs are not shown on the proposed drawings 146RSC-PL-06 and 07. There is a curved end York stone padstone supporting the RSJ either side of the existing opening. This detail was carefully retained when the building was first altered. It is not shown on the proposed drawing. <p>These are important details of the industrial architecture of the canal conservation area . We consider that they should be retained in the new proposal.</p> <p>Officer Comment: The omission of these original features was an error by the applicant. Subsequently amended plans have been submitted accurately detailing these original features and specifying their retention.</p>					

Site Description

The building is a three storey detached former industrial ship loading building currently in use as offices. The building is not listed but is located in the Regents Canal conservation area.

Relevant History

PE9800888 - Alterations to south west and north east elevations through replacement of timber infill screens at ground floor with brick work and casement windows or rear entrance doors. Granted 12/01/1999.

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of growth),
CS5 (Managing the impact of growth and development),
CS14 (Promoting high quality places and conserving our heritage),
DP24 (securing high quality design)
DP25 (Preserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)
Camden Planning Guidance 2011

Assessment

Proposal

It is proposed to replace the existing security shutter and timber framed glazing and timber cladding to the rear entrance door with new timber glazed windows and new metal security shutter. All works will take place within existing openings and to non original features. No historic fabric of the building will be altered as part of the application.

Design

The proposal is considered sensitive and appropriate in its context. The use of timber framed glazing to replace the 1980's timber cladding and security glazing is in keeping with the historic character of the building and considered to preserve and enhance the character and appearance of the host building and the conservation area. Whilst solid security shutters are generally discouraged in CPG, in this secluded location fronting the canal it is considered appropriate in terms of both character and function, and serves to replace an existing solid frontage. All proposed works are to recent renovations and additions and will not harm the surviving historic features of the building.

Amenity

The proposal will have no detrimental impact on neighbouring or pedestrian amenity. The increased glazing to the door will provide a more welcoming frontage to the canal increasing physical and visual permeability and enhancing pedestrian amenity when the shutter is open.

Recommendation

Grant Planning Permission

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