

<b>Delegated Report</b> <b>(Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>01/09/2010</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>13/08/2010</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Max Smith				2010/3441/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Esther Randall Court 2 Little Albany Street London NW1 4DY				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>							
Variation of condition 2 of planning permission dated 02/10/2008 (ref no. i.e. 2008/3668/P) for the “erection of single storey ground floor extension and a 4-storey extension to accommodate a new lift shaft (both onto Little Albany Street), and creation of new entrances with glazed canopies on south and west elevations all in connection with existing sheltered housing (Class C2)”, to replace brickwork with render as a finishing material.							
<b>Recommendation(s):</b>		<b>Grant</b>					
<b>Application Type:</b>		<b>Variation or Removal of Condition(s)</b>					
<b>Conditions:</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 No. Electronic	<b>00</b> <b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		None received.					
<b>CAAC comments:</b>		<p>The Regent's Park CAAC object as follows:</p> <p>“The proposed mix of materials is inappropriate: the building has a consistency of form and materials which should be maintained in the proposed addition (to which we did not object). The introduction of painted render would diminish the architectural integrity of the building, while introducing, in the context, a material particularly associated with the formal buildings of the Park. We advise that the proposal would neither preserve nor enhance the character or appearance of the conservation area, and would, thus, be harmful.”</p>					
<b>Site Description</b>							
Esther Randall Court is a 4-storey block of sheltered flats. The site is located within the Regents Park conservation area though the building is not considered to make a positive contribution.							
<b>Relevant History</b>							
2008/3668/P: Erection of single storey ground floor extension and a 4-storey extension to accommodate a new lift shaft (both onto Little Albany Street), and creation of new entrances with glazed canopies on south and west elevations all in connection with existing sheltered housing (Class C2).							
2009/3578/P: Revisions to planning permission dated 2/10/08 (ref. 2008/3668) for alterations and extensions to existing sheltered housing complex (Class C2) including ground floor extension, window additions and alterations, and landscaping works. Granted 29/10/2009.							
2010/0859/P. New ramp to provide disabled access to Osnauburgh Street entrance and erection of storage shelter (on Little Albany Street) to residential institution (Class C2). Granted 22/04/2010.							

## Relevant policies

### Camden Replacement Unitary Development Plan 2006

B1 – General Design Principles  
B3 – Alterations and Extensions  
B7 – Conservation Areas

### Camden Planning Guidance 2006

#### Regents Park Conservation Area Statement

### LDF Core Strategy and Development Policies

*As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.*

DP24 High quality design

DP25 Conserving Camden's heritage

## Assessment

### Proposal

Permission was originally granted for various alterations and improvements to the building, including an extension to house a second lift shaft, a single storey rear extension and new windows under planning permission 2008/3668/P. The works are currently underway. However, the developer has reported difficulties in meeting the requirements of condition 2 of the permission, which states:

*"All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application."*

*Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies S1/S2, B1, B3 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006."*

The developer has been unable to source a brick to match the colour of those used on the original building. Rather than use a different coloured brick, the developer would prefer to use white render on the lift extension, with the adjoining section housing the existing lift rendered to match. Sections of wall on the approved ground floor extension would also be rendered, whilst a dwarf wall approved for the east boundary of the site would be completed in red brick to match brick coursing on the existing building. The developer therefore seeks to delete condition 2 and replace it with a condition to accommodate the changes.

### Visual impact

The impact of the changes on the appearance of the building and the character and appearance of the conservation area is the only issue.

It is accepted that using render instead of a mismatched brick would be preferable. The building is relatively modern and makes a neutral contribution to the conservation area. There is no reason in conservation terms why render should not be used on a building of this style and age. The rendered area would front onto Little Albany Street, a private road with minimal conservation interest, and would be set back from the 'main' road of Longford Street. The render would match an area of white concrete on the existing façade, whilst red brick coursing details would be continued into the extension.

A darker render would be used on the rear sunroom extension, which would remain mostly glazed. This is also considered acceptable in the street scene of Little Albany Street. A new condition has been added to ensure that the render would be completed and retained in accordance with the approved details.

### Conclusion

It is considered that the proposed changes would succeed in safeguarding the appearance of the building and preserving the character and appearance of the conservation area. The variation of Condition 2 as proposed can therefore be approved.

## DISCLAIMER

Decision route to be decided by nominated members on Tuesday 31st August 2010. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning->