

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		17/08/2010	
		N/A / attached		<b>Consultation Expiry Date:</b>		30/07/2010	
<b>Officer</b>				<b>Application Number(s)</b>			
Elaine Quigley				2010/3147/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
47A Fitzroy Road London NW1 8TP				See draft 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>							
Additions and alterations to include installation of new timber front door and additional glazing to front entrance of lower ground floor flat (Class C3).							
<b>Recommendation(s):</b>		Grant planning permission subject to conditions					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	10	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		None received					
<b>CAAC/Local groups* comments:</b> *Please Specify		Primrose Hill CAAC consulted – No comments received					

## Site Description

The application site is located on the east side of Fitzroy Road and comprises a three storey mid terrace property that has accommodation in the basement and within the roof. The property is separated into self-contained flats. The proposal relates to the basement area of the building.

The building is not listed and is located within the Primrose Hill Conservation Area. The building (as part of the row of 1-57 odd) is identified as making a positive contribution to the character and appearance of the conservation area.

## Relevant History

47C Fitzroy Road

Planning permission was granted on 17/12/2004 for the alterations to the roof to enlarge rear dormer and installation of 2 rooflights and alteration of rear window and door openings (2004/4192/P).

## Relevant policies

### Replacement Unitary Development Plan 2006

SD6 Amenity for occupiers

B1 General design principles

B3 Alterations and extensions

B7 Conservation Areas

Camden Planning Guidance 2006

Primrose Hill CAS

### 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.*

*The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration:*

CS5 – Managing the impact of growth and development

CS14 - Promoting high quality places and conserving our heritage

CS16 - Improving Camden's health and well-being

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage

DP26 - Managing the impact of development on occupiers and neighbours

## Assessment

Permission is sought for alterations to the entrance door on the southern side elevation of the building at basement level under the main set of stairs. There is an existing 2.2m high solid timber door with window opening above and an adjoining half height window. It is proposed to reposition the door opening to a more central position and install a clear double glazed window measuring 1.75m in height. The area where the vent window was positioned would be infilled with brickwork and painted white render to match the surrounding brickwork.

The main issues to be considered as part of the proposal are:

- Design
- Amenity

### Design

The proposed alterations to the basement area are very minor in nature and would be acceptable at basement level within the Georgian property. The drawings indicate that the replacement solid door would be constructed using traditional timber that would be acceptable. A condition would be attached to ensure that all materials would match the existing traditional materials. The proposed works would not affect the character or appearance of the building and would be mainly screened from the street by the existing staircase.

### Amenity

The proposal would not have an adverse impact on the amenity of the adjoining properties as the works would mainly be screened by the existing basement bay window and would not affect the occupiers of the upper floors of the building.

### Conclusion

Grant subject to conditions

### Disclaimer

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