

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>23/08/2010</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>30/07/2010</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Rob Willis				2010/2934/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 3 & 4 Atlantic House 128 Albert Street London NW1 7NE				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>							
Installation of new awnings and external doors to Flat 3 and 4 (Class C3).							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>32</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>		Camden Town CAAC: No objections.					
<b>Site Description</b>							
<p>The application site comprises a 2-storey building with two additional set-back storeys at second and third floor levels. The building contains a gym at ground floor level with offices at first floor level, and is divided into a number of flats at second and third floors. The site is located in the Camden Town Conservation Area, but is not listed.</p> <p>Flats 3 and 4 Atlantic House are located on the second floor of the building, and as such are set back from the main building line, with a walled terrace between the front elevation to both premises and the edge of the building.</p>							
<b>Relevant History</b>							
<p><b>PE9606079R3:</b> permission granted for a proposed use on 15-06-1998 for the erection of two additional floors on top of the existing building to provide 14 flats, plus use of part of the existing basement area for car parking.</p>							

## **Relevant policies**

### **Replacement Unitary Development Plan 2006**

B1 General design principles  
B3 Alterations and extensions  
B7 Conservation Areas

### **Camden Planning Guidance 2006**

### **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.*

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

## **Assessment**

As the application relates to the replacement of the existing external doors to the property, the main consideration is the acceptability of the proposal in design terms.

The applicant seeks the provision of new folding and sliding doors, together with awnings, across the front elevations of flats 3 and 4, Atlantic House. These front doors lead onto the terrace of the property, which has a wall approximately 1.7m high across its length. As such, the front elevation is not visible from the street, and is only partially visible from the top floor of the premises on the opposite site of Albert Street (nos. 129-139). The proposal would therefore have a minimal visual impact on the surrounding area.

It is considered that the proposed replacement doors would represent an improvement in quality, with powdered grey doors replacing the existing white UPVC. The proposed grey awnings are also considered to be acceptable, with the colour to match the proposed replacement doors.

The proposals also include the insertion of a hatch into flat 4, in order to enable the small roof space above to be used for storage. There are no objections to this.

Recommend approval.

### **Disclaimer**

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