

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		14/07/2010	
		N/A / attached		<b>Consultation Expiry Date:</b>		30/06/2010	
<b>Officer</b>				<b>Application Number(s)</b>			
Rob Willis				2010/2720/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
2 Kidderpore Avenue London NW3 7SP				Please 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 external drainage pipes to side elevation of existing residential property (Class C3).							
<b>Recommendation(s):</b>		Grant planning permission					
<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	28	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		None received  A site notice was displayed from 09/06/2010.					
<b>CAAC/Local groups* comments:</b> *Please Specify		None received					

## Site Description

The site is located on the north side of Kidderpore Avenue. 2 Kidderpore Avenue comprises a large two storey building that has been subdivided into a number of flats, including flat 4, to which this application relates. Flat 4 is located on the first floor, and the proposed new pipe would be located immediately below the premises, at the ground floor level of the building. The site of the proposals can be accessed along a short alleyway to the west of the building.

The building is located within the Redington Frogna Conservation Area, but is not listed.

## Relevant History

Planning permission for a proposed use was granted on 12/12/2009 for additions and alterations to the windows and doors of flat 4, 2 Kidderpore Avenue (2009/5176/P).

## Relevant policies

### Replacement Unitary Development Plan 2006

B1 General design principles

B3 Alterations and extensions

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

## Assessment

Planning permission is sought for the insertion of a new down pipe from flat 4 (located on the first floor) to link in with the existing pipe located underneath the premises. The pipe appears to have already been completed, and thus permission is sought retrospectively.

Although the site is located in a conservation area, the location of the pipe along the side of the property, means that it is not publicly visible and therefore does not create wider town space or conservation area issues. The main consideration as part of the applications is therefore the impact of the pipe the character and proportions of the existing building,

Much of the new pipe is currently screened off from view by planting that is located in front of the building at ground floor level, limiting the potential visual impact of the proposals. The main length of pipe that is not currently screened off is located just above ground height, where it links in with the existing down pipe and is at a 2% slope from the horizontal axis.

The pipe has also been painted white, matching the colour of the wall behind: this again limits the potential visual impact of the new pipe.

## Conclusion

The colour of the pipe to match existing, the screening in front of the property and the low height of the small length of pipe that is publicly visible mean that the proposals would have a minimal visual impact. As such, it is considered that the new pipe will not harm the character of the existing building or the wider area, and thus is considered acceptable against the UDP and emerging LDF policies listed above. The proposal is therefore recommended for approval.

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