

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		05/08/2010	
		N/A / attached		<b>Consultation Expiry Date:</b>		n/a	
<b>Officer</b>				<b>Application Number(s)</b>			
Joanna Ecclestone				2010/2768/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
55 Holmes Road London NW5 3AN				Refer to 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>							
Details of proposed glazing, perforated glazing and opaque glass cladding at 5th floor level pursuant to condition 2 of planning permission (reference 2008/1304/P) for removal of existing plant room at roof level and erection of two additional stories to create three new self-contained residential flats, granted on appeal 18/09/2009 (Ref: APP/X5210/A/09/2104541)							
<b>Recommendation(s):</b>		Approve details					
<b>Application Type:</b>		Approval of Details					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		n/a					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/a					

### Site Description

The site is located on the south side of Holmes Road off Kentish Town Road. The existing recently constructed four storey plus basement building houses 14 residential flats and office space. The surrounding street scene is characterised by a mixture of retail warehouses with utilitarian appearance, more traditional Victorian forms of domestic construction, and contemporary mixed use buildings.

The building is not listed or within a conservation area but the site is visible from the Inkerman Conservation area to the rear (south) of the building and is just outside of the Kentish Town Industry Area.

### Relevant History

2008/1304/P - Removal of existing plan room at roof level and erection of two additional stories to create three new self-contained residential flats. Granted on appeal.

2010/1435/P – Application to discharge condiiotns 2-5- part granted (conditions 3-5) part refused (condition 2-glazing).

### Relevant policies

**Replacement Unitary Development Plan 2006** - B1 – general design principles

#### **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.*

## Assessment

Condition 2 of application ref 2008/1304/P granted on appeal required that Development shall not begin until details of the proposed glazing, perforated glazing and opaque glass cladding at the 5<sup>th</sup> floor level have been submitted to and approved in writing by the local planning authority. Such details shall include a drawing (1:20) showing the proposed arrangement of glazed and clad panels, panel size, frame details and materials. Development shall be carried out in accordance with the approved details.

Application ref 2010/ 1435/P was submitted with details to discharge this condition, but the dark blue opaque glazing and deep aluminium trim was not considered acceptable or appropriate in relation to the existing building and was refused.

The details submitted with this application have addressed the issues of concern with the previous application, and show a glazing system which matches the colour of the glazing in the rest of the building, and an aluminium framing system which is appropriate in dimension and profile for a lightweight roof level extension, and which will match the colour of the existing window framing on the building.

The condition can therefore be discharged.

### **Disclaimer**

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