

Delegated Report		Analysis sheet	Expiry Date:	24/05/2010
		N/A / attached	Consultation Expiry Date:	N/A
Officer		Application Number		
Aysegul Olcar-Chamberlin		2010/1817/P		
Application Address		Drawing Numbers		
Flat C 34 Princess Road London NW1 8JL		See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal				
Approval of condition 3 (details of new door) of planning permission ref. 2009/4945/P granted on 23/12/2009 for alterations and extension including erection of rear single storey (conservatory) extension and changes to rear window and door to lower ground floor flat (Class C3).				
Recommendation:	Discharge Condition			
Application Type:	Approval of Details			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	

Consultations

Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	None					
CAAC/Local groups* comments: <small>*Please Specify</small>	None					

Site Description

The application relates to a lower ground floor flat in a three-storey-end-of-terrace property with a small rear garden on the east side of Princess Road in the Primrose Hill Conservation Area. The rear garden of the property is enclosed by a very tall boundary wall (approximately 3.7m high).

Many of the properties in the terrace including the application property have existing single storey rear extensions. Some of the extensions in the terrace project up to the rear boundary wall.

Relevant History

2009/4945/P – Planning permission was granted conditionally on 23/12/2009 for the alterations and extension including erection of rear single storey (conservatory) extension and changes to rear window and door to lower ground floor flat (Class C3). Condition 3 states:

“Notwithstanding that shown on the drawings submitted, the detailed design of the new doors on the rear elevation of the main building (elevation and facing materials) shall be submitted to and approved by the Council at scale 1:50 before any work is commenced on the relevant part of the development. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Relevant policies

Replacement Unitary Development Plan 2006

- B1 – General design principles
- B7 – Conservation Areas

Camden Planning Guidance 2006

Primrose Hill 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.

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

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

Assessment

Drawings and door specification showing the details of the new door which would replace the existing window on the rear elevation of the application property on the lower ground floor level were submitted to discharge condition 3 of the planning permission granted on 23/12/2009 (ref: 2009/4945/P).

The new door would be white painted timber and would have matching detailing to timber framed glazing on the rear elevation of the approved lower ground floor extension (conservatory). The detailing and materials of the new door would match the architectural composition of the approved scheme and would not be detrimental to the appearance and character of the conservation area.

It is therefore the new door is considered to be acceptable in design terms.

Recommendation: The submitted details are considered acceptable to discharge condition 3 of the planning permission.

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