

DISCLAIMER

Decision route to be decided by nominated members on Monday 22nd March 2010. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	05/03/2010
		N/A / attached	Consultation Expiry Date:	15/03/2010
Officer			Application Number(s)	
Jonathan Markwell			2010/0326/P	
Application Address			Drawing Numbers	
New Horizon Youth Centre 68 Chalton Street London NW1 1JR			None.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Removal of condition 5 (facing brickwork) of listed building consent dated 27 August 2008 (ref. 2008/2440/L) for the demolition of the existing single storey side extension to the youth centre and erection of a single storey side extension with double height pitched roof.				
Recommendation(s):		Grant removal of condition 5		
Application Type:		Variation or Removal of Condition(s)		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	01	No. of objections	01
			No. Electronic	01		
Summary of consultation responses:	<p>A site notice was erected on 22/02/2010, expiring on 15/03/2010. An occupier of Flat 233, Levita House objects to 'the removal of Condition 5 for the works of the railing to take place in this listed building "Council property"'. Officer response: Please see assessment section of report.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	None.					
Site Description						
<p>The application site relates to a Grade II listed building known as 'Levita House' located on east side of Chalton Street. The building forms part of the Ossulton Estate and was originally constructed in 1930-31 to the designs of G Topham Forrest, incorporating flats with shops at ground floor level. The constituent buildings are mostly four or five storeys in height with steep hipped pantiled roofs with dormers and tall chimney stacks.</p> <p>Planning permission and listed building consent was granted in 2008 (see relevant history section below) for the erection of a two storey extension to the rear of Levita House, so as to provide new facilities for the New Horizon Youth Centre, an organisation for disadvantaged young people that currently occupies this part of the building. Although the building is listed, it is not located within a conservation area.</p>						
Relevant History						
<p>2008/2234/P - Erection of a single storey side extension and double height pitched roof as an extension to the existing youth centre (Class D1). Granted Planning Permission 27/08/2008.</p> <p>2008/2440/L - Demolition of the existing single storey side extension to the youth centre and erection of a single storey side extension with double height pitched roof. Granted Listed Building Consent 27/08/2008.</p> <p>2009/1833/P - Variation of planning permission Ref: 2008/2234/P, dated 27/08/2008, for erection of a single storey side extension and double height pitched roof as an extension to the existing youth centre (Class D1). Variations include relocation of access ramp to the new side entrance of the extension, change in facing materials for the roof of the extension, introduction of an additional rooflight, location of 10 CCTV cameras around the perimeter of the entire building, relocation of kitchen extract, and alterations to windows and doors on the rear elevation of the approved extension. Granted Planning Permission 21/07/2009.</p> <p>2009/1847/L - Variation of listed building consent Ref: 2008/2440/L, dated 27/08/2008, for erection of</p>						

a single storey side extension and double height pitched roof as an extension to the existing youth centre (Class D1). Variations include relocation of access ramp to the new side entrance of the extension, change in facing materials for the roof of the extension, introduction of an additional rooflight, location of 10 CCTV cameras around the perimeter of the entire building, relocation of kitchen extract, and alterations to windows and doors on the rear elevation of the approved extension. Granted Listed Building Consent 21/07/2009.

2009/5955/P - Submission of details of facing brickwork (on -site) pursuant to condition 5 of planning permission dated 27/8/08 (Ref. No. 2008/2440/L) for (Demolition of the existing single storey side extension to the youth centre and erection of a single storey side extension with double height pitched roof). Withdrawn prior to a decision being made by the Council.

Relevant policies

London Borough of Camden Replacement Unitary Development Plan 2006

B6 – Listed buildings

Camden Planning Guidance 2006

Assessment

1. Introduction

1.1 Listed building consent was granted (2008/2440/L) on 27/08/2008 for the demolition of the existing single storey side extension to the youth centre and erection of a single storey side extension with double height pitched roof.

1.2 Condition 5 attached to this consent read:

A Sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

1.3 The applicant is now seeking to remove this condition.

2. Assessment

2.1 It has been confirmed that condition 5 of the listed building consent was added in error given that there is in-fact no brickwork on the new building approved at the site. Instead a roughcast render, painted white, was approved. Such a material was considered to be appropriate to the setting of the listed building. Given this context, condition 5 is considered to be meaningless and the applicant is seeking to remove this condition in the interests of completeness.

2.2 It is acknowledged that there was some confusion caused by an application seeking to vary

condition 5 being submitted (2009/5955/P – see relevant history above); this was withdrawn following discussions between the applicant and the Council given that a removal of condition was required and not a variation of condition.

3. Recommendation

3.1 Grant approval for the removal of condition 5 of listed building consent 2008/2440/L.