

Delegated Report		Analysis sheet		Expiry Date:		01/02/2008	
		N/A / attached		Consultation Expiry Date:		-	
Officer				Application Number(s)			
Bernice Cheung				2007/6214/P			
Application Address				Drawing Numbers			
64-70 Camden High Street & 43-49 Kings Terrace London NW1 0LT				Refer to decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of sample panels of all facing materials pursuant to condition 2 attached to planning permission dated 20 March 2006 (ref:2005/5294/P) for demolition of existing buildings and construction of a part 3, 4 and 5-storey plus basement buildings for retail use (Class A1) at basement and ground floor level fronting Camden High Street, business use (Class B1) at ground, 1st, 2nd and 3rd floor level fronting King's Terrace, and 13 residential units (Class C3) on the upper floors.							
Recommendation(s):		Grant Approval of Details					
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:	N/A						
CAAC/Local groups* comments: *Please Specify	N/A						

Site Description

The site at 64-70 Camden High Street has a primary frontage to Camden High Street, with a secondary frontage to the rear, onto King's Terrace. 19th century residential terraces or former terraces, now used as commercial premises dominate the streetscape. Existing buildings on the eastern side of Camden High Street are typically 4 storeys in height.

The site forms part of a group of 3 storey terraces at 58-62 Camden High Street. These properties are of a broadly similar form, with commercial uses at ground floor and residential units above. To its northern boundary at 72-74 Camden High Street is the severely modern c 1970s Argos building at ground floor, with upper levels set back from Camden High Street. Its upper floors extend to the equivalent of four storeys, with a fifth storey set further back.

To the rear, the site adjoins a group of two-storey buildings situated on the west side of King's Terrace. King's Terrace is a traditional cobbled mews running parallel to Camden High Street and is characterised by commercial properties on the western side, which are mainly two storeys, with mansards at roof level, set well behind parapet level. The eastern side (no.s 28-42) includes a relatively new, two storey residential development.

Relevant History

2005/5294/P – Approval of Details granted for the demolition of existing buildings and construction of a part 3, 4 and 5-storey plus basement buildings for retail use (Class A1) at basement and ground floor level fronting Camden High Street, business use (Class B1) at ground, 1st, 2nd and 3rd floor level fronting King's Terrace, and 13 residential units (Class C3) on the upper floors.

Relevant policies

LBC Replacement UDP Adopted June 2006
B1 – General design principles
B4 – Shopfronts, advertisements and signs
B7 – Conservation areas

Assessment

This application seeks to discharge Condition 2 of planning permission 2005/5294/P. Condition 2 requires sample panels of all facing materials, to be submitted for approval prior to commencement of construction of the approved development, including:

- a) The proposed brickwork showing the brick type, colour, bond, mortar mix, joint width and pointing types.
- b) All other proposed external facing materials including windows, glazing, doors, screens, facing and roof materials.

A site visit was carried out on 30th January, 2008. All samples stated on the submitted Schedule of Materials were viewed on site and deemed acceptable. I am satisfied that the sample panels pertaining to the external surfaces are adequate. The proposed materials palette, including the facing materials is considered visually appropriate to the streetscape contexts of both this section of Camden High Street and King's Terrace. This is in keeping with the use of yellow stock brick along the streetscape elevations.

On the basis of the above comments and assessment, it is considered that the applicant has satisfied the requirements of Condition 2 of planning consent 2005/5294/P and as such should be discharged accordingly.

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