

Delegated Report		Analysis sheet		Expiry Date:		19/10/2007	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Louise Drum				2007/3847/P			
Application Address				Drawing Numbers			
Kentish Town Health Centre 2 Bartholomew Road London NW5 2BX				Refer Draft Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of window design pursuant to condition 15 of planning permission granted subject to S.106 dated 30th September 2005 (ref 2004/1061/P) for the demolition of the existing Kentish Town Health Centre and the erection of a new 3 storey integrated care centre with on site parking.							
Recommendation(s):		No Objection Raised					
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:		NA					
CAAC/Local groups* comments: <small>*Please Specify</small>		NA					

Site Description

The site lies within Sub Area-3 of the Bartholomew Estate Conservation Area. This area forms the southern part of the Conservation Area and incorporates parts of Bartholomew Road and Bartholomew Villas to the south side of Lawford Road. The prevailing character is residential but is integrated with corner shops and light industrial uses around the railway line in Midland Road to the north of the Conservation Area.

Relevant History

No relevant history.

Relevant policies

LBC Replacement UDP adopted June 2006.
Policy B1 – General Design Principles.

Assessment

This application seeks to discharge Condition 15 of planning permission 2004/1061/P granted on 30th September 2005. Condition 15 requires full details of the proposed window design.

On the basis of the drawings submitted it is considered that the details of the window design are acceptable. Refer drawings *AP [3110] 020-023* and *AP [3110] 001-018*. A typical window comprises a 'expanded metal mesh' panel and glazing unit set within an overall frame. Refer drawing *AP-130*. The expanded metal panel is made from steel and will be galvanised and then polyester powder coated. The proposed colour is RAL 110 70 70 (or equivalent) – which is green to match what is illustrated on the drawings and is to match the opening coloured panel sitting behind the mesh. Refer *Photo Sheets 1-4* for illustration of the proposed expanded metal panel in terms of profile and visual appearance, but not proposed colour.

It should be noted that a minor revision is proposed to the external 'opening door to consulting rooms' on the ground floor elevations. Refer architect's correspondence dated 20th September 2007. During the course of detailed design, it has become apparent that a transom will need to be introduced, on the basis that an aluminium door of this nature will not span the full dimension between the floor and ceiling. Revised drawings indicate the incorporation of a fan light over the opening element to these external doors. Refer drawings *A505 AP 140, 141, 142, 145, 146, 147 and 148*. This is acceptable and is not considered to compromise the original design integrity of this element of the facade.

As part of the Section 106 Agreement attached to the original planning permission, an established local resident's working group is to be consulted throughout the design/planning process. It is acknowledged that on the basis of discussions between the architect and this working group, no objections were raised with respect to this particular specification.

On the basis of the above comments and assessment, it is considered that Condition 15 be discharged accordingly.