

Delegated Report		Analysis sheet		Expiry Date:		14/09/2007	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Hannah Walker				2007/3678/P			
Application Address				Drawing Numbers			
129 - 131 Albert Street (& 79 Parkway) London NW1 7NB				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of north west elevation of 79 Parkway, pursuant to condition 7 of 2006/5403/P (for erection of a two storey extension and alterations).							
Recommendation(s):		Approve 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: <small>*Please Specify</small>		N/A					

Site Description

The Jewish Museum site is occupied by two buildings, one of which fronts 129-131 Albert Street, which is a three storey Grade II Listed building with a mansard roof, circa 1840's. To the rear of the Albert Street building is an industrial four storey Victorian building, which was historically used as a piano factory. The former piano factory building is accessed from an opening through the buildings facing Parkway. The whole site is located within Camden Town Conservation Area.

Relevant History

Planning permission (2006/5403/P) was **granted** on 2 February 2006 for "Alterations to front entrance and erection of new poster box on Albert Street, erection of a 2 storey extension and removal existing open fire escape and replacement with an enclosed fire escape to the south west elevation of No. 79 Parkway for the Jewish Museum (Class D1)."

Listed Building Consent (2006/5404/L) was **granted** on 2 February 2006 for "Alterations to front entrance, erection of new poster box and internal alterations including the reconfiguring of the front reception area at 129-131 Albert Street in conjunction with expansion of the Jewish Museum (Class D1) into No. 79 Parkway."

Advertisement Consent (2006/5405/A) was granted on 6 February 2006 for "Erection of an advert poster box and externally illuminated fascia sign on the Albert Street frontage of museum."

Relevant policies

B1 – General design principles
B3 – Alterations and extensions
B7 – Conservation areas

Assessment

This application seeks to discharge condition 7 of planning permission 2006/5403/P which requires:

“Notwithstanding the approved plan JM (05) 02 P, a revised drawing of the north west elevation of 79 Parkway showing some form of visual interest to the approved timber cladding shall be submitted for approval in writing before the development first occupied. Once approved the elevation shall be retained and maintained at all times.”

The elevation has been refined in a number of ways. A curved element has been introduced in the corner of the 1st floor cladding so as to incorporate the head of the rainwater hopper. This is echoed in a curved light feature at ground floor level. The timber cladding at 1st floor level has been modified so that the gaps are larger and a more dramatic shadowed effect will be created. Photographs have been submitted showing this façade treatment on other buildings and it is considered acceptable. The glazed window at ground floor level will allow a clear view into the activity of the museum that is considered beneficial even though this is not the main entrance into the building.

Although the modifications to the design are subtle they are considered to sufficiently improve the façade of the new building in line with the requirements of the condition. Recommend discharge of condition 7.