

M. PAVEL AL 21/12
[Signature]

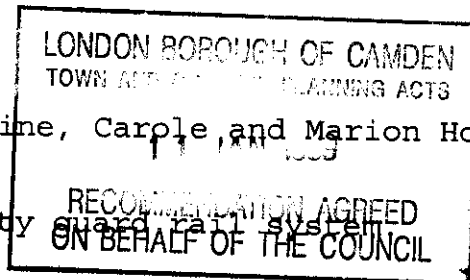
Case officer: Donna Hipkins

Application Number: PE9800773

Address: Oldfield Estate, Jaqueline, Carole, and Marion House,
Fitzroy Rd, NW1

Proposal: Retention of roof safety

Drawing Numbers: 6008 3i,ii,iii.



RECOMMENDATION SUMMARY: 1. FPC (Without standard 5 year condition)

OFFICER REPORT:

1. SITE

- 1.1 Purpose built complex of flats situated at the corner of
Fitzroy/Regents Park Rd, within Primrose Hill C.A.

2. PROPOSAL

- 2.1 The roof safety guard rail is to provide protection to roof
perimeters for regular maintenance repairs. It has already
been erected.

3. RELEVANT HISTORY None

4. RELEVANT POLICIES

- 4.1 Borough Plan - UD18

- 4.2 Draft UDP - EN33

5. CONSULTATIONS

- 5.1 CAAC - Accept the principle of the guard rail, but consider
that the temporary appearance of the railings to be
inappropriate and should be consistent with the design of the
building.

Royal Parks (CRPA) - No comment received.

Adjoining Occupiers Site Notice Only

6. ASSESSMENT

- 6.1 Main considerations - impact on character and appearance of
building within a CA.
- 6.2 The purpose of the guard rails is for both yearly maintenance
for asphalt repairs and more regular maintenance by the
caretaker to unblock gutters, etc.

The appearance of the rails is rather utilitarian and somewhat like scaffolding. However, because of the number of large trees surrounding the buildings, it is very difficult to clearly see the rails either from Regents Park Rd, Fitzroy Rd or from the Park opposite.

Although these purpose built blocks have little architectural merit, the rails do not enhance the buildings. If they are to be a permanent feature, a better design and material would be desirable, as commented by the CAAC.

The Agents have informed us that the cost of erecting temporary rails on a yearly basis was prohibitive and still did not meet the safety requirements, because of the need for ad hoc maintenance. We are told that the cost of the rails and their installation was £15,000. Although it is felt that the rails are not ideal, as they are already erected, it would be unreasonable to insist on their removal and replacement. A compromise would be to give a temporary permission to allow the Housing Trust to budget for replacement rails and a review of the situation at the end of that time.

7. **RECOMMENDATION** (P9800773)

7.1 That planning permission be granted subject to the following conditions:-

Conditions

1. The limited period for the retention of the railings shall be until 31 January 2002 by which date the structure shall be removed. (CC02)

Reasons for Conditions

1. The type of railings are not such as the Council is prepared to approve, other than for a limited period, in view of their appearance in a Conservation Area.

(Admin: remove standard condition)



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London Borough of Camden

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