

Delegated Report		Analysis sheet		Expiry Date:		11/01/2007	
		N/A / attached		Consultation Expiry Date:		18.12.06	
Officer				Application Number(s)			
Victoria Fowlis				2006/4885/L			
Application Address				Drawing Numbers			
Working Mens College 44-46 Crowndale Road London NW1 1TP				See decision letter			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Details pursuant to condition 4 a:(facing materials) b:(door & window details) part c:(entrance screen to refectory) d:(glass balustrade) f:(elevation of openings) of approved scheme 2005/4150/L dated 25/1/06.							
Recommendation(s):		Approve condition 4 a) and 4b); approve Condition 4 c) in part (details of the new entrance screen to the refectory only).					
Application Type:		Approval of Details (Listed Building)					
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
Summary of consultation responses:		Site notice displayed – no responses received					
CAAC/Local groups* comments: *Please Specify		n/a - AOD					

Site Description

Grade II listed adult education college building in the Camden Town Conservation Area dating from 1904-6, by WD Caroe. Red brick with stone dressings. Slate mansard roof with dormers. Asymmetrical facade in British Free Style. Exterior comprises 2 storeys, attic storey and semi-basement. The college was extended in 1936 at the west side (no 46 Crowndale Road), and with a small post-war studio annexe to the rear.

Relevant History

Planning permission and listed building consent granted 25.01.06 for various works to improve access into and within the college, in line with the enhanced requirements of the DDA, and to improve the teaching, reception and communal student areas. 2005/4150/L + 4149/P

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

UDP 2006 B1 , B3 , B6, B7

Assessment

Condition 4a) – Samples

A visual sample panel has been provided which shows the finishes of the proposed cladding materials (zinc, glass curtain walling and roofing membrane). This is considered acceptable as it clearly shows the product finishes.

4 b) - Typical details of all doors, windows, balconies

Detailed drawings have been submitted in this regard and are considered to be acceptable.

4 c) – Details of new ground floor fire screen and elevational detail of the new ground floor screen to the refectory

Drawings have been submitted in relation to the new refectory screen and are considered to be acceptable. However, the ground floor fire screen will be undertaken during a second phase of works so no detail has been submitted in this regard as yet. As such this condition should only be discharged in part.

4 d) – Typical details of the glass balustrade to the refectory

Detailed drawings have been submitted in this regard and are considered to be acceptable.

In summary the details submitted are considered acceptable in listed building and Conservation Area terms and are recommended for approval. Conditions 4 c) (details of the ground floor lobby fire screen only), 4 e) and 4f) remain to be discharged and an informative should be attached to this effect.

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