

Delegated Report		Analysis sheet		Expiry Date:		12/12/2006	
		N/A / attached		Consultation Expiry Date:		21/11/2006	
Officer				Application Number(s)			
Victoria Lewis				2006/4309/P			
Application Address				Drawing Numbers			
Dublin Castle 94 Parkway London NW1 7AN				See decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Alterations to the front elevation comprising new entrance and emergency exit doors to enclose existing open porchways and erection of railings to enclose forecourt.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	15	No. of responses	00	No. of objections	00
Summary of consultation responses:							
CAAC/Local groups* comments: <small>*Please Specify</small>		Camden Town Conservation Area Advisory Committee: No objection					

Site Description

Three storey double width, mid terrace property on the north side of Parkway. The ground floor is in use as a public house with the manager living in the ancillary residential accommodation above.

The property is located within the Camden Town Conservation Area and is identified as a local building of interest. The property forms part of a neighbourhood shopping centre.

Relevant History

2005/4038/P - Erection of a single storey rear extension at first floor level of public house (Class A4) – GRANTED.

2004/3612/P – The erection of a rear extension and boundary walls at first floor level. This application was REFUSED on the grounds of visual amenity and impact on the character and appearance of the conservation area.

PEX0100893 - Erection of a mansard roof extension to public house to enlarge ancillary residential accommodation. This application was refused but subsequently ALLOWED at appeal.

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.

SD1D – Quality of Life – Community safety

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation areas

Supplementary Planning Guidance (July 2002)

Camden Planning Guidance Consultation Draft 2006

Camden Town Conservation Area Statement

Assessment

Overview

Planning permission is sought for the erection of 1.2 metre high black metal railings to the front of the property, delineating the pub forecourt which contains the cellar hatch. The pub has an entrance door at each side of the building and the railings would be erected between them and would include an access gate for access to the cellar.

Consent is also sought to replace the existing recessed entrance doors with new timber entrance doors set flush to the front elevation.

Design & Amenity

The proposed railings would be of a traditional design, in keeping with the character of the building. The proposed new doors would match the style of the existing windows in terms of their detailed design. Overall it is considered that the proposal would enhance the character and appearance of this part of the Camden Town Conservation Area by providing clear delineation between the public and private realm and the provision of the new doors is such that the existing collapsible security gates can be removed.

Safety & Security

The erection of the railings would prevent members of the public from walking on the pub forecourt when the cellar hatch is in use. Setting the entrance door flush with the front elevation of the building would omit the recess, and although security gates are currently in place, recesses can attract litter and encourage incidents of anti-social behaviour. The proposal is therefore considered to improve the safety and security of the frontage. The plans show the doors would be inward opening therefore there would be no obstruction of the highway.

Recommendation

That planning permission is granted, subject to conditions.

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