

Delegated Report		Analysis sheet		Expiry Date:		23/08/2006	
		N/A / attached		Consultation Expiry Date:		N/a	
Officer				Application Number(s)			
Victoria Fowlis				2006/3032/L			
Application Address				Drawing Numbers			
5 Chester Place London NW1 4NB				See decision letter.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Details of all materials including french doors, new deck and balustrade pursuant to condition 5 of planning permission dated 7 November 2005 (ref:2005/3853/L) for the alteration of kitchen window to french doors, flooring over enclosed rear basement yard to create terrace and installation of glass balustrade, creation of opening in wall between dining room and kitchen and replacement of rear timber gate.							
Recommendation(s):		Approve details – condition 5 a), b) and c).					
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:		N/a - AOD					
CAAC/Local groups* comments: *Please Specify		N/a - AOD					

Site Description

Grade I listed terrace building, part of Nash's planned Regent's Park development. In the Regent's Park Conservation Area.

Relevant History

2005/3853/L – listed building consent dated 07.11.05 for *Alteration of kitchen window to French doors, flooring over enclosed rear basement yard to create terrace and installation of glass balustrade, creation of opening in wall between dining room and kitchen and replacement of rear timber gate.*

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 – B6

Assessment

Condition 5 seeks the following details:

- a) details of all materials including French doors and new deck
- b) Typical details of new decking and balustrade at 1:10 scale
- c) Details of new French doors including typical sections through glazing bars at 1:1 scale and frame at no less than 1:5 scale.

Detailed drawings have been submitted in this regard.

- a) The French doors are to be timber-framed, the decking is to be yellow Balau timber. This is considered acceptable.
- b) Construction details have been provided and are considered acceptable.
- c) The new French doors and toplight are considered to be appropriately detailed - they incorporate single glazing, with frame dimensions to match the existing sash window which is being removed, and appropriate glazing bar profiles.

The details submitted in regard to condition 5 are considered to be acceptable in listed building terms and are recommended for approval.

No further conditions remain to be discharged.

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