

Delegated Report		Analysis sheet		Expiry Date:		22/08/2006	
		N/A / attached		Consultation Expiry Date:		27/07/2006	
Officer				Application Number(s)			
Thomas Smith				2006/2984/P			
Application Address				Drawing Numbers			
Kentish Town Fire Station 20 Highgate Road London NW5 1NS				See decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Single storey extension to south elevation for the provision of additional dormitory and bathroom facilities to existing firestation (Sui Generis).							
Recommendation(s):		Grant planning permission subject to conditions					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	04	No. of responses	00	No. of objections	00
Summary of consultation responses:		None					
CAAC/Local groups* comments: <small>*Please Specify</small>		None					

Site Description

This application relates to the Kentish Town Fire Station which is a two storey building located on the junction of Highgate Road, Fortress Walk and Fortress Road. It is not within any conservation area.

Relevant History

None

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.

SD6, B1, B3

Assessment

Proposal

This application proposes a single storey flat roofed extension to the southern elevation measuring 3.3m x 5.7m constructed in brickwork to match existing.

Assessment

The proposed extension would be utilitarian in appearance and would sit comfortably with the existing buildings in terms of its scale, proportions, fenestration and materials in accordance with policies B1 and B3.

The proposal would be obscured from the public realm by the existing boundary wall and would not have any significant impact on the streetscene. Nor would it impact on the amenities of nearby occupiers in this location and therefore accords with policy SD6.

Approval is recommended.

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