

1.00 DESIGN

1.01 Background

The site is located within the Camden Town Conservation Area and the buildings are not listed.

The owners of the property would like to seek planning approval to incorporate timber slats into an existing timber screen on the roof of the property. This is proposed to conceal the visible ASHP fans from the neighbouring properties

1.02 Previous Planning

Recent planning applications and advise as follows:

- Variation of condition 3 – Registered – 27/05/2014
- Erection of roof terrace with associated balustrades, planters and access staircase from existing roof terrace, and alterations to existing fenestration – Registered – 22/05/2014
- Planning approval for refurbishment works– planning reference 2014/1532/P – Granted 28-03-2014
- Planning approval for change of use from office B1a to one 5 x bedroom dwelling house (Class C3), planning reference 2013/6793/P – Final Decision – Grant Prior Approval 20-12-2013
- Pre Application enquiry dated 20/12/13, planning reference 2014/0261/PRE
- Planning approval for refurbishment works to existing commercial studio/office space (Class B1) to provide studio/office space with ancillary residential accommodation including timber cladding, alterations to windows/doors, erection of conservatory and creation of a terrace at second floor level. Addition of photovoltaics at roof level – planning reference 2012/2504/P – Granted subject to a Section 106 Legal Agreement
- Planning approval for amendments to permission granted on application 2012/2504/P, namely enlargement of the width of the link bridge together with its enclosure at ground, first and second floor levels in glass and timber – planning reference 2013/6254/P – registered 04-10-2013
- Planning approval to redevelop the site to create a mixed use studio complex, planning reference 2010/2289/C

1.03 Supporting Documents

Confirmation of supporting information, as follows:

- Drawings - refer separate drawing issue sheet and associated drawings including site plan, existing and proposed drawings.
- Photographs - refer attached drawings including photographs of existing premises.

2.00 Design Proposals

The proposed works are as described on attached drawings, as noted below:

2.01 Works to Roof

- Incorporate timber slats into an existing timber screen on the roof of the property. This is proposed to conceal the visible ASHP fans from the neighbouring properties

3.00 Other Matters

3.01 Services

Existing services generally to be retained

4.00 ACCESS

Access to the property will not be altered.

DRAWING ISSUE REGISTER

68A DELANCEY STREET

JOB NO: 2493

Date of Issue

Day	14	26
Month	5	8
Year	14	14

DESCRIPTION

DRG No.

Revisions

Site Location Plan	SU 001	SU1 PL1
Existing First Floor Plan	SU 003	SU3
Existing Roof Plan	SU 005	SU2 PL4
Existing South & West Elevations	SU 006	SU1
Existing North & East Elevations	SU 007	SU1
Existing Courtyard Elevations	SU 008	SU1
Existing Sections AA & CC	SU 009	SU1 PL1
Existing Photographs	SU 010	SU1
Existing Photographs (2)	SU 011	PL1
Proposed First Floor Plan	PL 002	PL1
Proposed Roof Plan	PL 004	PL1 PL2
Proposed South & South-West Elevations (window alterations)	PL 005	PL1
Sections AA,BB,CC,DD	PL 006	PL1 PL2
Roof terrace Elevations	PL 007	PL1

Distribution

Camden Planning Department

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Issue Status

Preliminary	
Approval/comments	• •
Information	
Billing/Costing	
Tender	
For Construction	