

Delegated Report		Analysis sheet	Expiry Date:	07/08/2014
		N/A / attached	Consultation Expiry Date:	09/07/2014
Officer		Application Number(s)		
Mandeep Chagger		2014/3492/P 2014/3549/L		
Application Address		Drawing Numbers		
1 - 21 Levita House, 26A & 28A and 16 Chalton Street London NW1 1JJ		Please see decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
(i) Replacement of existing windows and doors and associated repairs to include re-roofing, rendering repairs and renewals, concrete repairs and access balcony surface coating to housing blocks (Class C3). (ii) Replacement of existing windows and doors and associated repairs to include re-roofing, rendering repairs and renewals, concrete repairs, access balcony surface coating, refuse chute removal and pre-decoration repairs and redecoration.				
Recommendation(s):	Granted			
Application Type:	Councils Own Permission Under Regulation 3			

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	01	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>A press notice was placed in the Ham & High on the 19/06/2014 Multiple site notices displayed 18/06/2014 – 09/07/2014 One response received with the following comments: (i) Pleased to know the works required will take place. (ii) One of the resident's concerns is that there hasn't been a proper consultation with residents.</p> <p>Officer comment: With regards to point (ii), multiple site notices were displayed to notify residents of the application.</p> <p>English Heritage: This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.</p>					
CAAC/Local groups comments:	N/A					

Site Description

Levita House is part of a Grade II listed 4 and 6 storey residential block. It incorporates 21 flats plus maisonettes over 26 and 28 Chalton Street as 3 storey wings. The project also includes flats at 16 Chalton Street above retail units. The Chalton Street elevation incorporates a number of retail properties. No work is planned to the retail shop fronts. The site forms part of the Ossulston Estate in the Somers Town area of the London Borough of Camden.

Relevant History

2003/2976/P - Internal and external alterations in association with the conversion of 60 flats to provide 13 x 1 bed units, 15 x 2 bed units, 8 x 3 bed units, 4 x 4 bed units, 3 x 5 bed units and 1x 7 bed units (44 in total) , new lifts, extension to existing electricity substation and new ramps to Flats 61-133 and estate security works including gates and boundary treatment to Levita House as a whole including Ossulston Street and Chalton Street frontages. Granted planning permission.

Several planning applications including internal and external works to the buildings have been submitted.

Relevant policies

LDF Core Strategy and Development Policies

CS5 – Managing impact of growth

CS14 – High quality places and conserving heritage

CS17 – Making Camden a safer place

DP24 – High quality design

DP25 – Conserving Camden's heritage

DP26 - Managing the impact of development on occupiers and neighbours.

Assessment

1. Proposal

1.1 The application seeks planning permission and listed building consent for the replacement of existing windows and doors and associated repairs to include re-roofing, rendering repairs and renewals, concrete repairs and access balcony surface coating to housing blocks (Class C3).

1.2 The main issues are:

- Design and impact on listed building.
- Residential Amenity.

2. Design and impact on listed building

2.1 Windows

The works for the replacement windows have already been approved in 2010 under applications 2010/6388/P and 2010/6392/L and the details are unchanged. There has not been a significant shift in policy and guidance since then. Although double glazed the windows will still largely match the originals in terms of their materials and method of opening. Slight differences in the dimensions of the frames and glazing bar thicknesses are proposed but these would not be discernible when applied to every window on the façade.

2.2 Doors

A door design was approved by condition under application 2011/3159/L and although the proposed door differs from these they are still in keeping with the building and are based on surviving doors on the building.

2.3 Roof

It is proposed to re-roof the building is either reclaimed clay tiles and where necessary new tiles. The proposed tiles are a good match for the existing and would weather down over time to harmonise with the originals.

2.4 Refuse Chute

It is proposed to remove the refuse chutes from the building which are no longer used. These do not appear to be original and appear as an add-on to the building. Historically refuse chutes may have been part of the original design but given the quality of the architecture it is most likely that these would have formed an integral part of the design. In this context given that the fabric is non original and the location likely to be non-original there is no evidential value to these modern structures, therefore their removal is considered acceptable.

2.5 Fans

The installation of fans for bathrooms and kitchens are proposed. These are recessed back from the outer façade of the building.

3. Residential amenity

3.1 The existing fans will be replaced in existing locations, the majority being on recessed access

balconies. However, the drawings indicate potential position for new fans to those properties where they are not currently provided, on the access balcony elevation. Conditions will be placed to ensure the measures are installed in accordance with the recommendations and the equipment meets our noise standards.

Recommendation: Grant planning permission and Listed Building Consent.