

Delegated Report		Analysis sheet		Expiry Date:		15/08/2014	
		N/A		Consultation Expiry Date:		n/a	
Officer				Application Number(s)			
Tania Skelli-Yaoz				2014/3946/P			
Application Address				Drawing Numbers			
37 King Henry's Road London NW3 3QR				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details of railings and alterations to front garden landscaping pursuant to discharge of condition 4 attached to planning permission 2014/0430/P granted 04/06/2014 for the loft conversion with the installation of three dormer windows at the front, side and rear roof slopes including a terrace in the rear roof slope, new front porch and front garden.							
Recommendation(s):		Approve details					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	34	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No representations received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		n/a					
Site Description							
The site is not listed and lies outside the Primrose Hill CA. The proposal relates to the second floor flat which comprises of 2-bedrooms and its associated garden area. The building is in residential use.							
Relevant History							
2014/0430/P pp GRANTED on 04/06/2014 for the loft conversion with the installation of three dormer windows at the front, side and rear roof slopes including a terrace in the rear roof slope, new front porch and front garden.							

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development
CS14 Promoting high quality places and conserving our heritage

DP2 Making full use of Camden's capacity for housing
DP24 Securing high quality design
DP26 Managing the impact of development on occupiers and neighbours

CPG 1

Assessment

Permission was granted for alterations and extension to the top floor flat and the associated shared front garden area. The submitted details relate to the following condition:

Condition 4:

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Plan, elevation and section drawings, including materials and finishes of the new boundary wall at a scale of 1:10;

b) Plan, elevation and section drawings, including fascia, cornice, pillars and railings of the new entrance porch at a scale of 1:10;

The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

The submitted details include a 1:50 front elevation of illustrating the first floor front landing and the exterior wall finish with render finishing (Stucco) and plaster work to walls and columns with architectural decorative plinths to match neighbouring buildings, such as at no. 29. Additional views are shown in section and plan to include copings and stairs.

An additional 1:50 drawing illustrates the new boundary wall on plan, elevation and section. The boundary wall is to be a rendered low level with structure with concrete copings and metal railings above and double gates.

The existing tree is shown to be retained in the front garden area.

Whilst the details are submitted at scale 1:50 and not at scale 1:10 as requested the level of detail submitted is considered sufficient to clearly illustrate the works proposed. The submitted details coincide with the information requested in condition no. 4 and comply with DP 24 and CPG1.

Recommendation: Discharge condition no. 4.