

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>22/10/2014</b>	
		N/A		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>				<b>Application Number(s)</b>			
Alex McDougall				2014/5814/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
116-134 Bayham Street London NW1 0BA				See decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Details of primary glazing, balustrade glazing and brickwork required by condition 3 of planning permission 2014/3264/P dated 22/07/2014 (for erection of a single storey third floor roof extension to provide 2 x 3 bedroom residential units with plant enclosure to new roof, introduction of third floor roof terraces, alterations to front entrance, and alteration to fenestration of rear elevation of existing office building).							
<b>Recommendation(s):</b>		<b>Approve Details of Condition 3</b>					
<b>Application Type:</b>		<b>Approval of Details</b>					
<b>Conditions:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>	
<b>Summary of consultation responses:</b>	N/A						
<b>CAAC/Local group comments:</b>	N/A						
<b>Site Description</b>							
The subject site is occupied by a 3-storey plus basement mid-20 <sup>th</sup> century brick building with flat roof on the eastern side of Bayham Street. The building was originally used for industrial purposes but was converted to offices (Class B1a) in the 1980s. It is currently being converted for residential use (Class C3). The site is bookended by 3 storey residential terraces. The area is generally characterised by mixed use buildings. The area directly to the rear of the site is occupied by industrial workshops. Several buildings in the vicinity of the site, on Bayham Street, have roof extensions. The site is directly adjacent to, but not within, the Camden Town Conservation Area.							
<b>Relevant History</b>							
<u>116-134 Bayham Street (the application site)</u>							
2014/3264/P: Erection of a single storey third floor roof extension to provide 2 x 3 bedroom residential units (Class C3) with plant enclosure to new roof, introduction of third floor roof terraces, alterations to front entrance, and alteration to fenestration of rear elevation of existing office building (Class B1a).							

Granted subject to s106 legal agreement 23/07/2014.

## Relevant policies

### National Planning Policy Framework

### The London Plan: Spatial Development Strategy for Greater London: 2011

### Camden LDF Core Strategy

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

### Camden LDF Development Policies

DP24 Securing high quality design

### Camden Planning Guidance 2011

CPG1 Design

## Assessment

### 1. Proposal

1.1. Planning permission was granted for the erection of a single storey third floor roof with plant enclosure to new roof, introduction of third floor roof terraces, alterations to front entrance, and alteration to fenestration of an existing building on 23/07/2014. Conditions 3 and 6 required submission of further details. The applicant seeks to satisfy the requirements of Condition 3 at this time.

1.2. Condition 3 states:

*Manufacturer's specification of the proposed primary glazing and balustrade glazing and samples of the proposed bricks shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.*

*The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.*

*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.*

### 2. Assessment

2.1. The details are considered to satisfy the requirements of the condition, be in keeping with the appearance of the building and preserve and enhance the character of the adjacent conservation area for the following reasons:

#### *Primary Glazing*

2.2. The windows to be replaced on the existing building will be steel framed which is considered to be appropriate given the age of the building, mid-20<sup>th</sup> century, and that the site is not located within a conservation area. The windows to the new extension would be aluminium framed with mullion and transom, which is considered to be appropriate given the contemporary style of the addition.

### *Balustrade Glazing*

2.3. The balustrading will be frameless glass which is considered to be appropriate given the style of the building and that the site is not located within a conservation area.

### *Bricks*

2.4. The proposal includes raising the existing brick parapet. A photo of the proposed bricks against the existing brick wall was provided and is considered to be an adequate match.

## **3. Recommendation**

3.1. Approve details of condition 3.