

Delegated Report		Analysis sheet		Expiry Date:		04/08/2014	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Alex McDougall				2014/3846/P			
Application Address				Drawing Numbers			
116-134 Bayham Street London NW1 0BA				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details of primary glazing, balustrade glazing and brickwork required by condition 3 of planning permission 2013/5757/P dated 02/04/2014 (for the addition of third floor level, with plant enclosure above and alterations to rear elevation of existing office building (Class B1a)).							
Recommendation(s):		Approve Details of Condition 3					
Application Type:		Approval of Details					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:		N/A					
CAAC/Local group comments:		N/A					
Site Description							
<p>The subject site is occupied by a 3-storey plus basement mid-20th 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 its current use as offices (Class B1a) in the 1980s.</p> <p>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.</p>							
Relevant History							
<u>116-134 Bayham Street (the application site)</u>							
2013/5757/P: Addition of third floor level, with plant enclosure above and alterations to rear elevation of existing office building (Class B1a). Granted subject to s106 legal agreement 02/04/2014.							

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 addition of a third floor level, with plant enclosure above and alterations to rear elevation of existing office building (Class B1a) on 02/04/2014. Condition 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 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-20th 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.