

Delegated Report		Analysis sheet		Expiry Date:		05/11/2014	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Nanayaa Ampoma				2014/5425/P			
Application Address				Drawing Numbers			
37 Delancey Street London NW1 7RX				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Discharge of conditions 4a (handrail details), 4b (plan, elevation & section drawings of all new windows and doors), 4c (plan, elevation & section, drawings including heads, cills & jambs for new windows and doors) & 4d (plan, elevation & section of all new windows with typical glazing bar) granted under permission reference 2013/4376/P dated 05/09/13.							
Recommendation(s):		Grant Approval of Details					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		N/A					
CAAC/Local groups comments:		N/A					
Site Description							
The application site relates to a three storey property with a mansard roof addition. The property is Grade II Listed building and is in the Camden Conservation Area.							
Relevant History							
2013/4376/P: Erection of a single storey rear extension, light well to rear, refurbishment of external fenestration, installation of a hand rail to front light well stairs and associated internal works (Class C3). – Granted 5/9/2013							

Relevant policies

Local Development Framework - Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden's Heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Town Conservation Area Statement (2007)

Camden Planning Guidance (adopted 2011):

CPG1 (Design)

Assessment

This application follows a previously approved scheme under reference 2013/4376/P. As part of this permission conditions were attached. Condition 04, the subject of this application, was divided into four (a-d) and required further details regarding the materials, finish and glazing of the development. Condition 04 stated:

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) Typical details of new handrails at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.

b) Plan, elevation and section drawings of all new windows and doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

c) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.

d) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

The application to discharge the condition included the below drawings:

- 1096.05.15
- 1096.05.14(B)
- 1096.05.13(A)
- 1096.05.19
- 1096.05.20
- 1096.05.18
- 1096.05.21
- 1096.05.11

Further to the above details it is confirmed that the information submitted sufficiently address the requirements of the conditions. Therefore conditions 04 parts a-d should be discharged.

RECOMMENDATION: GRANT APPROVAL OF DETAILS