

Delegated Report		Analysis sheet		Expiry Date:		11/11/2014	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Nanayaa Ampoma				2014/5716/L			
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 condition 4a (plan, elevation & sections of new doors showing typical moulding and architrave), 4b (plan, elevation & sections including head and cill & jambs for all new window & door openings), 4d (plan, elevation & sections of new windows with typical glazing bar), 4e (samples of facing materials retained on site) & 4f (service runs for all new bathrooms & kitchen showing new pipework) granted under reference 2012/2216/L dated 18/09/12.							
Recommendation(s):		Granted Approval of Details					
Application Type:		Approval of Details (Listed Building)					
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							
2012/2216/L: Erection of rear lower ground level extension, an extension with the front lightwell beneath the entrance, reinstatement of a chimney stack, removal of an existing roof light and installation of two new rooflights, replacement of all existing windows with double glazed timber sliding sash windows, and excavation to the garden level to create a larger patio and internal alterations including the installation of a new basement level staircase, alterations to partitioning and lowering the floor level within front pavement vault all in connection with the existing dwellinghouse (Class C3). Granted 18/9/2012							

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 2014/2216/L. Several conditions were attached to the permission. Condition 04, the subject of this application requested the following details to be submitted –

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

- a) *Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.*
- b) *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.*
- e) *Samples and/or manufacturer's details of new facing materials for the conservatory including joints, mullions, and transoms, openings and junctions with the historic fabric to be provided on site and retained on site during the course of the works.*
- f) *Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with the structure of the building.*

The application seeks to discharge the condition and 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

The above details have been considered sufficient to address the requirements of the conditions. Therefore conditions 04 parts a, b, d-f should be discharged.

RECOMMENDATION: GRANT APPROVAL OF DETAILS