

Delegated Report		Analysis sheet		Expiry Date:		18/09/2014	
		N/A		Consultation Expiry Date:		13/10/2014	
Officer				Application Number(s)			
Obote Hope				2014/4936/P			
Application Address				Drawing Numbers			
31 Kentish Town Road London NW1 8NL				Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of a new security gate to front elevation. (Revised)							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	118	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		Not applicable.					
Local area group comments:		Not applicable.					
Site Description							
<p>The site is occupied by a 5 storey mid-terrace building on the western side of Kentish Town Road. The ground and lower ground levels are approved for use as B1(a) offices and are currently vacant. The upper floors are currently in active residential use.</p> <p>There is a block of residential flats directly to the rear of the site. The site is within the Camden Town town centre and is not within a conservation area.</p>							
Relevant History							
<p>2014/3377/P: Installation of 2 x air conditioning units at basement level within rear lightwell. Granted 30/07/2014</p> <p>2005/0061/P: The erection of a 5 storey building to provide A2/B1 floorspace at lower ground and ground floor levels and 14 residential units (5 x 1 bed, 6 x 2 bed and 3 x 3 bed) on the upper floors. Granted subject to a s106 legal agreement 21/03/2005.</p>							

Relevant policies

National Planning Policy Framework 2012

National Planning Practice Guidance

London Plan 2011

London Housing SPG

Camden LDF Core Strategy 2010

CS3 Other highly accessible areas

CS5 Managing the impact of growth and development

CS7 Promoting Camden's centres and shops

CS8 Promoting a successful and inclusive Camden economy

CS9 Achieving a successful Central London

CS14 Promoting high quality places and conserving our heritage

Camden Development Policies 2010

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance (updated 2013)

CPG1 Design

CPG6 Amenity

Assessment

Detailed Description of Proposed Development

Planning consent is sought to replace the existing glazed door with a new metal gate for better security access.

Revisions

The application was revised as the applicant/agent sought to install 2 x roller shutters to the front elevation, the proposed design would have been unacceptable and this element of the proposal has been subsequently omitted from the proposal.

Design

To the front, it is proposed to install a metal gate over the existing alcove to the front elevation, in order provide enhanced security for the existing offices at ground floor. This gate would be constructed using 60mm x 40mm x 3mm rec. Hollow section vertical frames with 40mm x 40mm x 2.5mm door SHS frames with horizontal grills at the top and bottom of the proposed door.

The design is not considered to cause significant harm to the appearance of the host building nor the character or appearance wider area, and as such, the proposed door would be acceptable in accordance with DP 24, and CS 14 of the LDF.

Residential Amenity

The proposal is not considered to raise any issues in terms of sustainability, nor adverse impact on the amenity of adjacent occupiers.

In summary, the proposed works are considered to preserve the building's character and appearance. The relevant local and national policies are met, and therefore the applications are recommended for approval.

Recommendation: Grant planning permission